CHANGE OF PRECISE PLAN

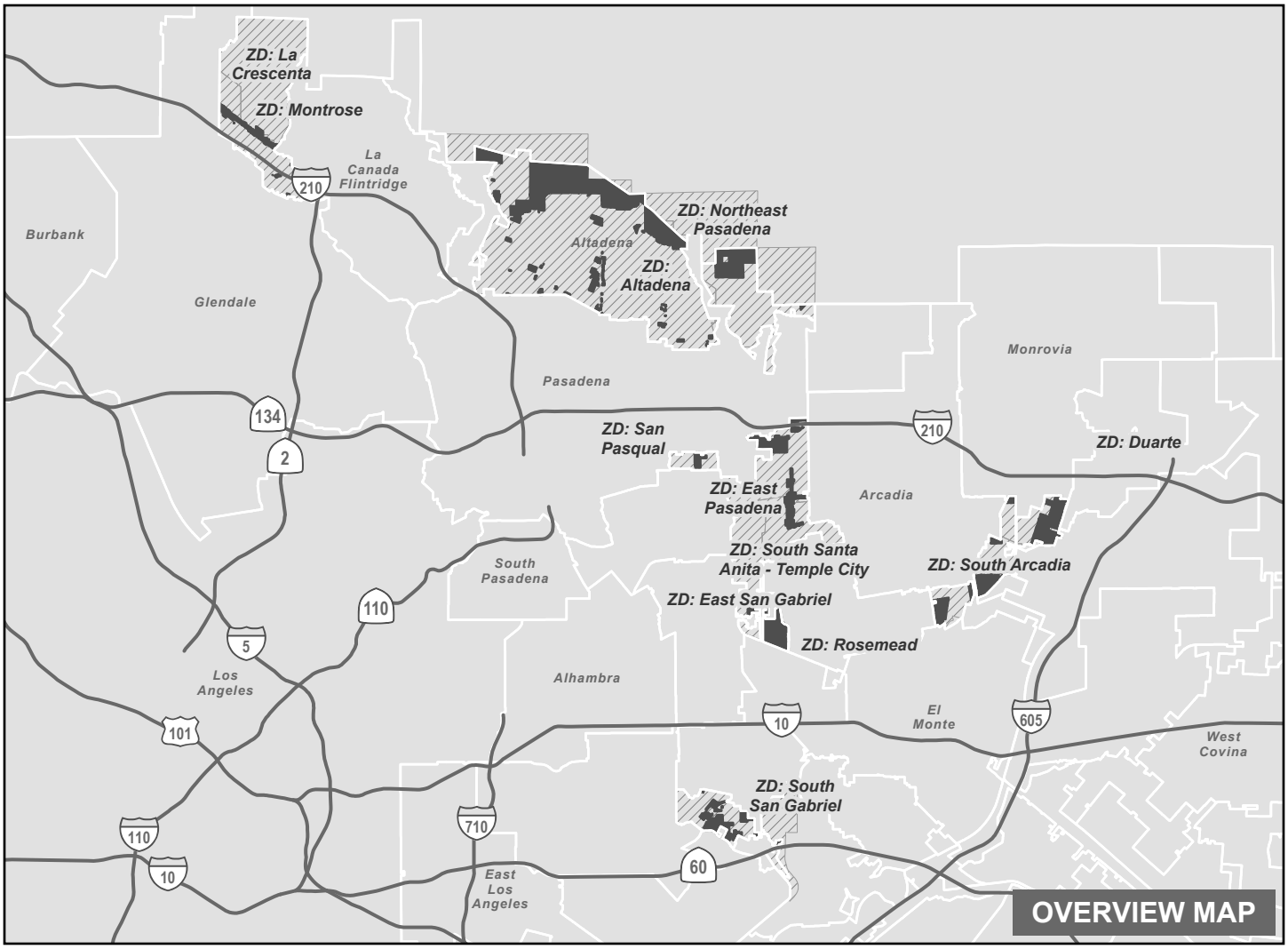
ZONED DISTRICTS: ALTADENA, DUARTE, EAST PASADENA, EAST SAN GABRIEL, LA CRESCENTA, MONTROSE, NORTHEAST PASADENA, ROSEMEAD, SAN PASQUAL, SOUTH ARCADIA, SOUTH SAN GABRIEL, SOUTH SANTA ANITA - TEMPLE CITY

ADOPTED BY ORDINANCE: _____

ON: _____

ZONING CASE: RPPL2023005883

AMENDING SECTION: 22.06.060 OF THE COUNTY CODE



Freeway

Zone Change Area

Selected Zoned District (ZD)

City / Unincorporated Boundary

N

0 1.5 3

Miles

THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PAM O'CONNOR, CHAIR
AMY J. BODEK, AICP, DIRECTOR OF REGIONAL PLANNING

Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel

Zone Change

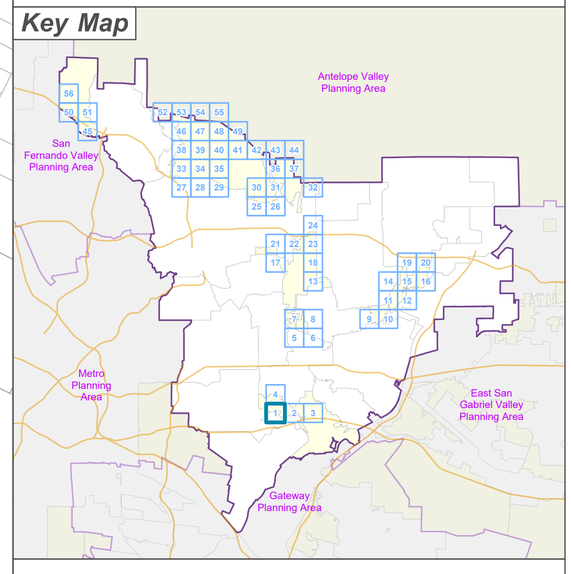
- A-1 - Light Agriculture
- R-A - Residential Agricultural
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Minor
- Alley



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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel

Zone Change

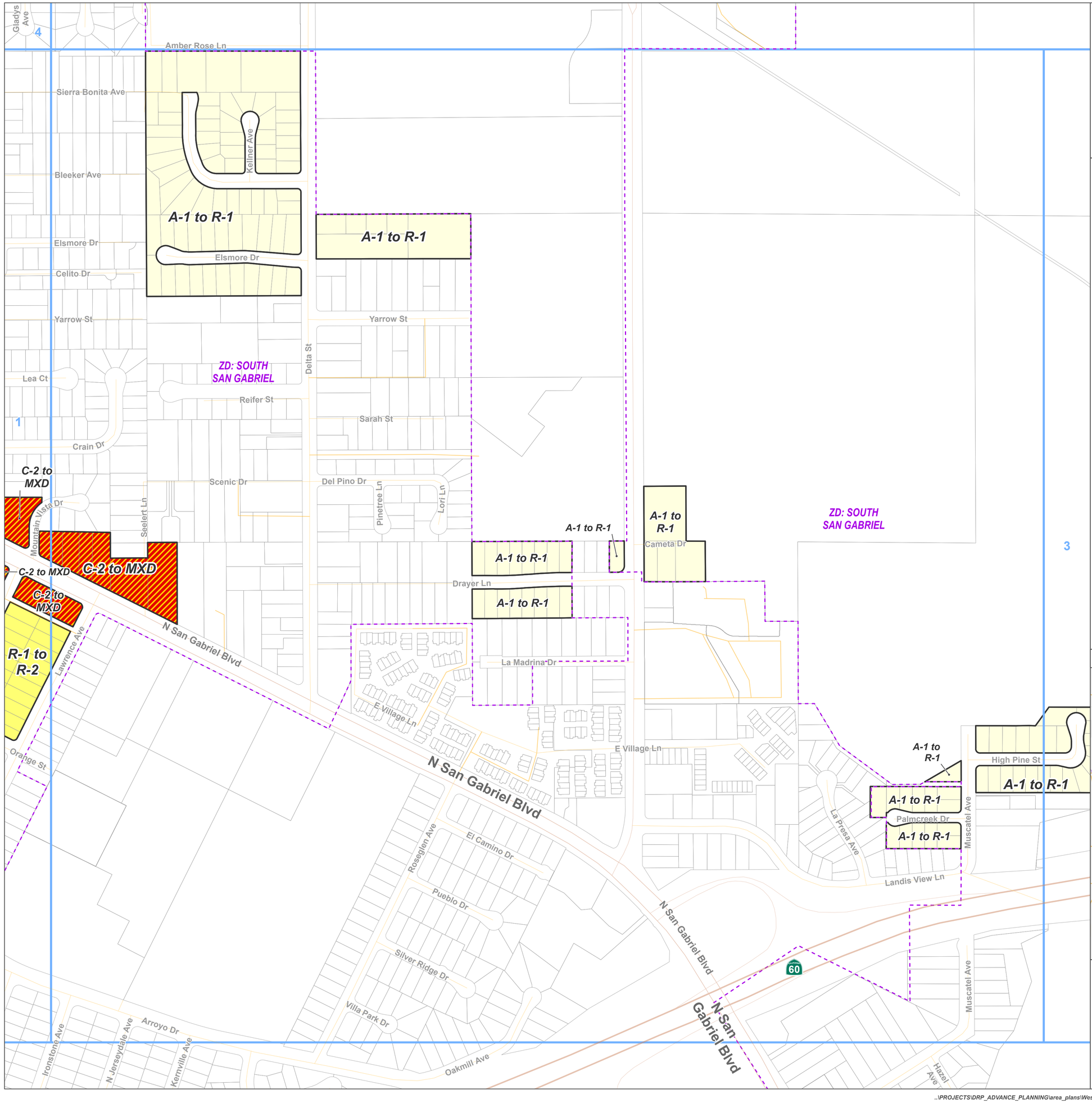
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley



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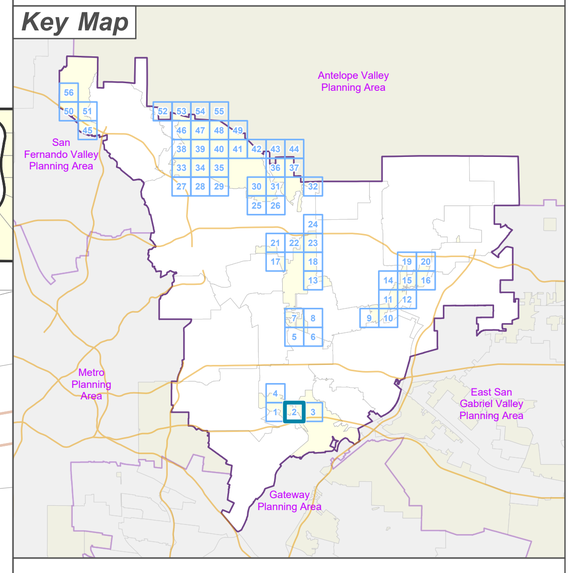

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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

Highway

Minor

Ramp

ZD: SOUTH SAN GABRIEL

2

Loma Ave

Rosemead Blvd

High Pine St

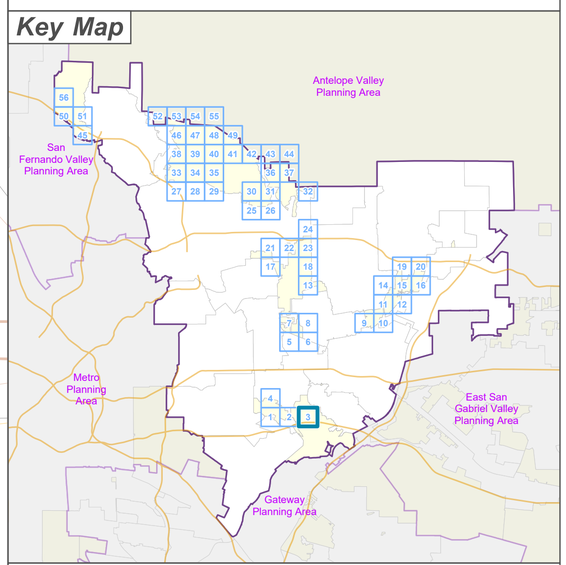
A-1 to R-1

60

Muscatel Ave

Bike Ln

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South San Gabriel

Zone Change

- A-1 - Light Agriculture
- R-A - Residential Agricultural
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

R-1 to R-2

ZD: SOUTH SAN GABRIEL

R-A to R-1

A-1 to R-1

R-A to R-1

A-1 to R-1

R-A to A-1

A-1 to R-1

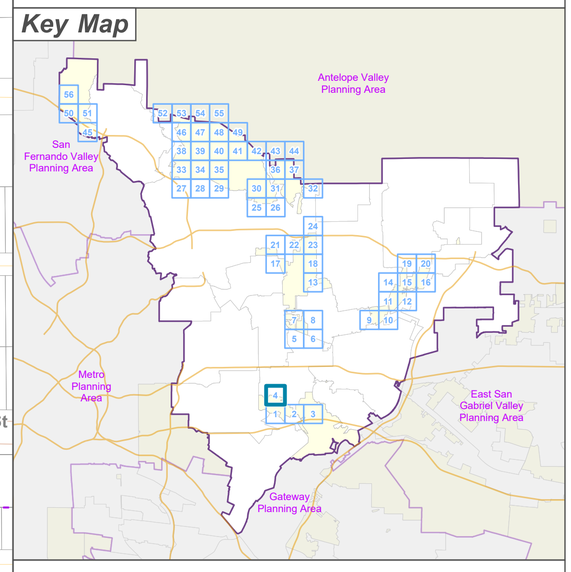
A-1 to R-A

C-3 to MXD

Del Mar Ave
Evelyn Ave
Newmark Ave
Fern Ave
Daroca Ave
Wasola St
Garvalia Ave
Vandorf St
Highcliff St
Melrose Ave
Brighton St
Strathmore Ave
Denton Ave
Kelburn Ave
Falling Leaf Ave
Eckhart Ave
Pine St
Fern St
N San Gabriel Blvd
Gladys Ave
Constance St
Graves Ave
Keim St
Rush St
Baruch St
Klingerman St
Lake Knoll Dr
Charlotte Ave
Arland Ave
Potrero Grande Dr
E Loren Ln
Loren Ln
Avinger Dr
E Sun Ln
Miralinda Dr
Robinlinda Ln
Nanestad St
Dellrose Ave
La Merced Rd
Redding Ave
Agnolo Dr
Young Ave
Lerida Pl
Marsh Ave
Mooney Dr
Teresa Ave
Sierra Bonita Ave

1 2

Key Map



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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel, Rosemead

Zone Change

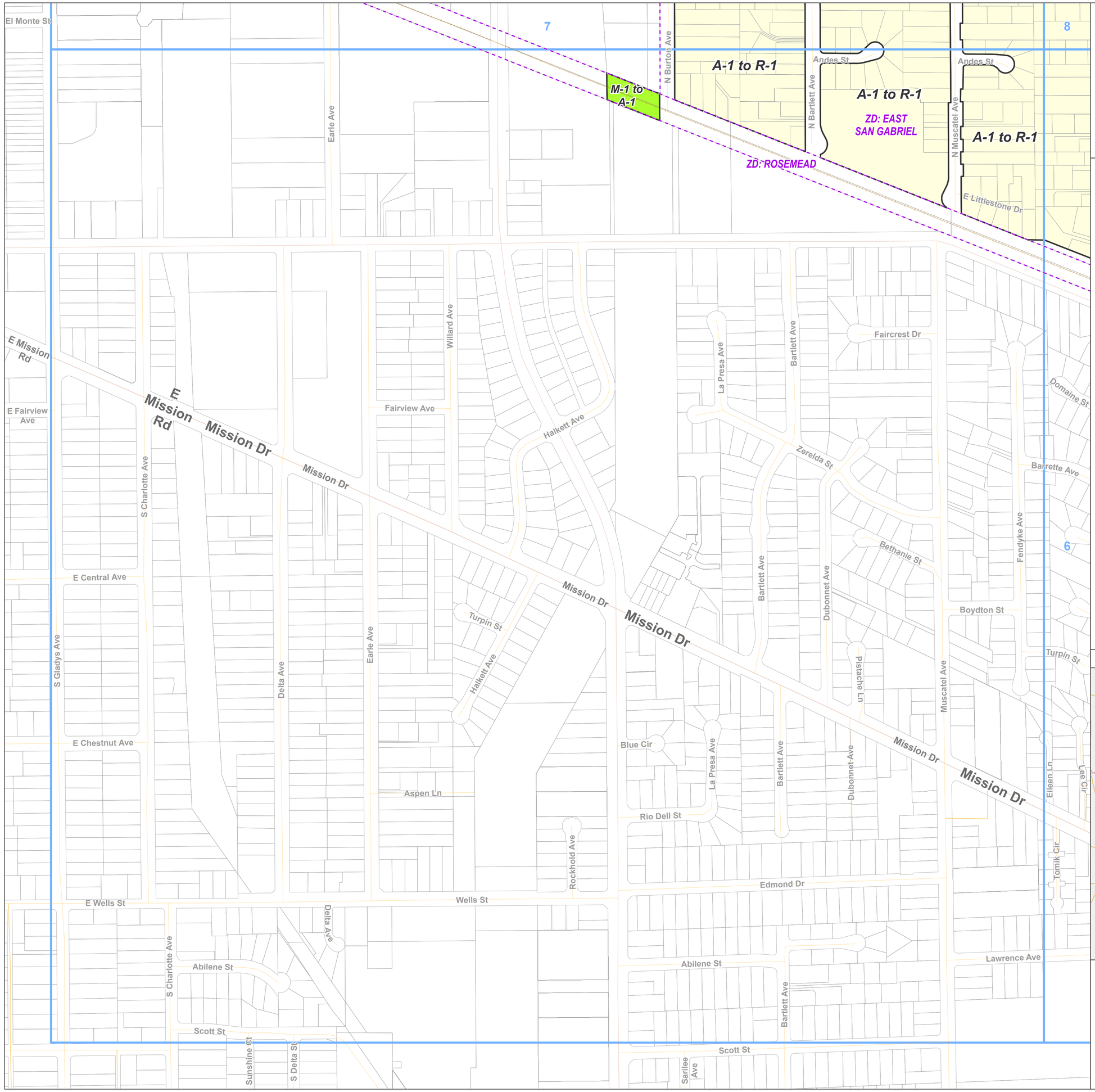
- A-1 - Light Agriculture
- R-1 - Single-Family Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad



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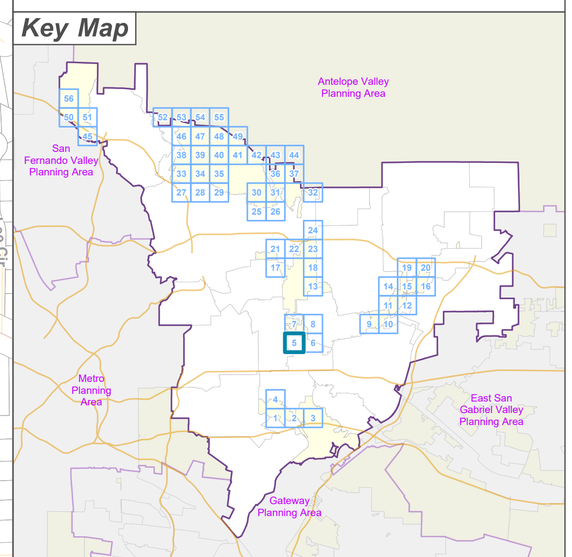

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel, Rosemead

A-1 to R-1

ZD: EAST SAN GABRIEL

ZD: ROSEMEAD

Zone Change

- R-1 - Single-Family Residence

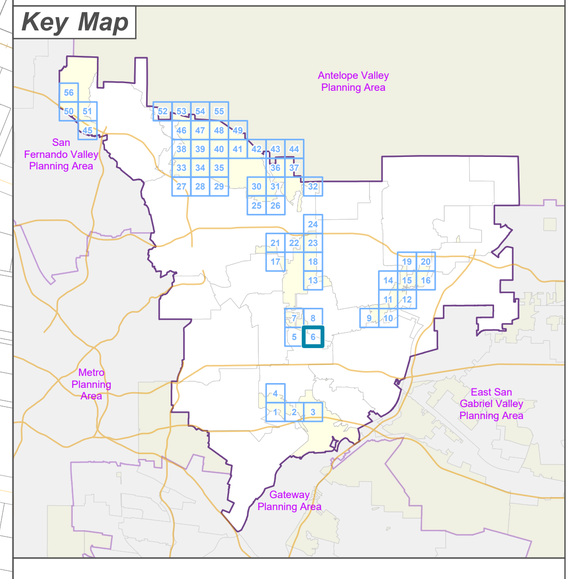
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Highway
- Primary
- Secondary
- Minor
- Alley
- Railroad

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel, Rosemead

Zone Change

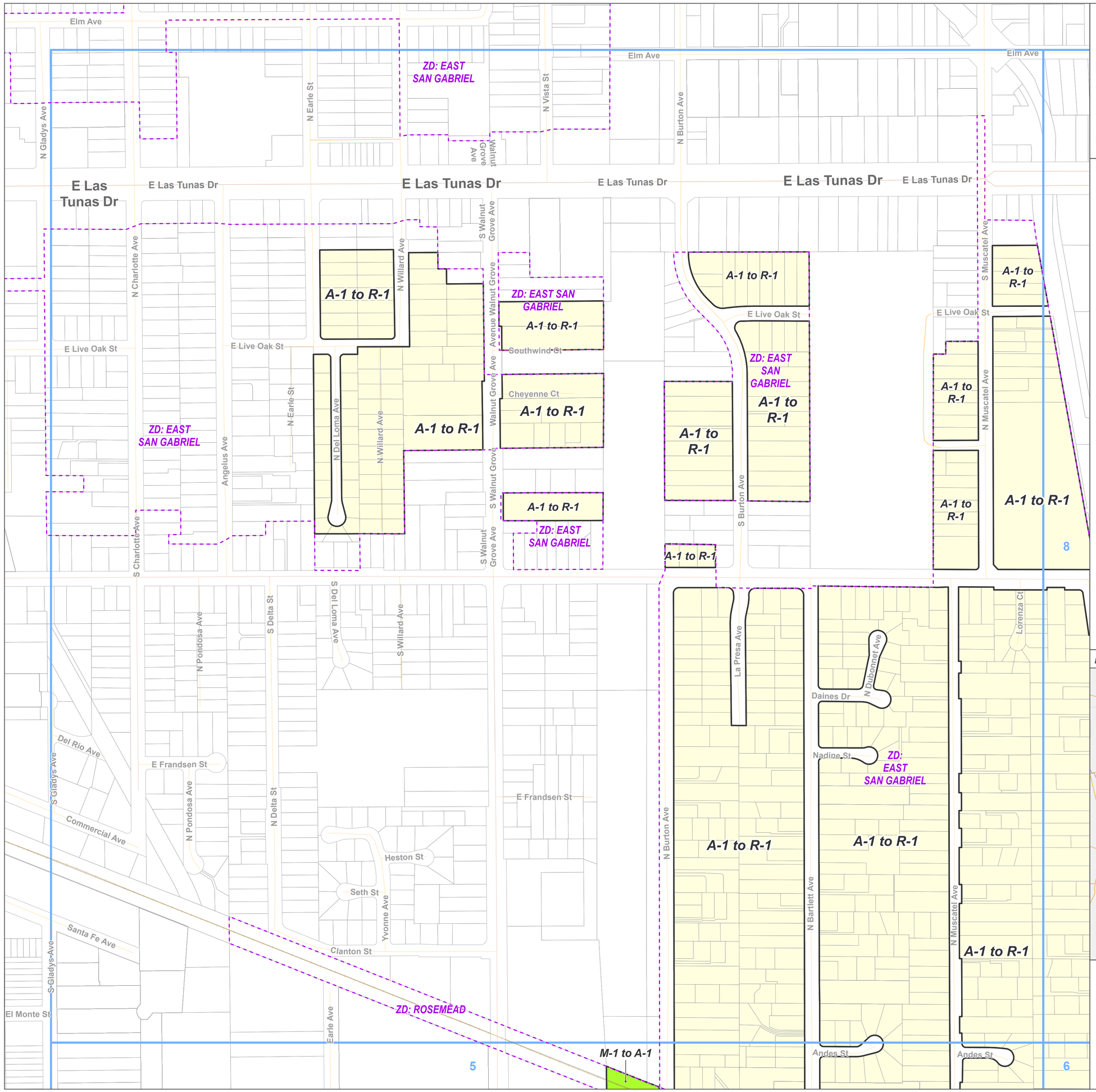
- A-1 - Light Agriculture
- R-1 - Single-Family Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley
- Railroad



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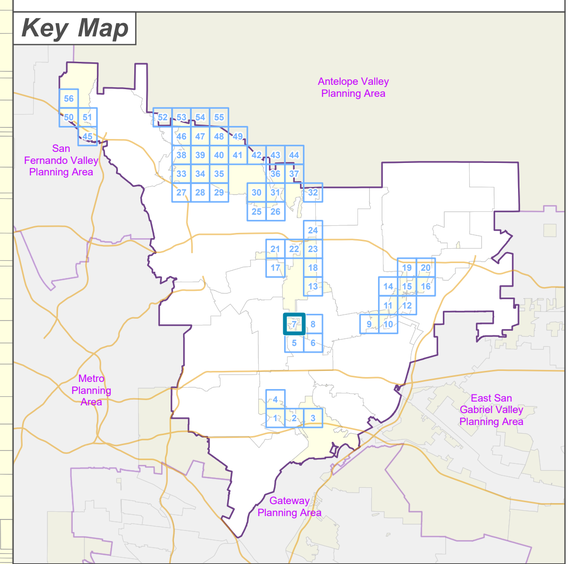

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East San Gabriel

Zone Change

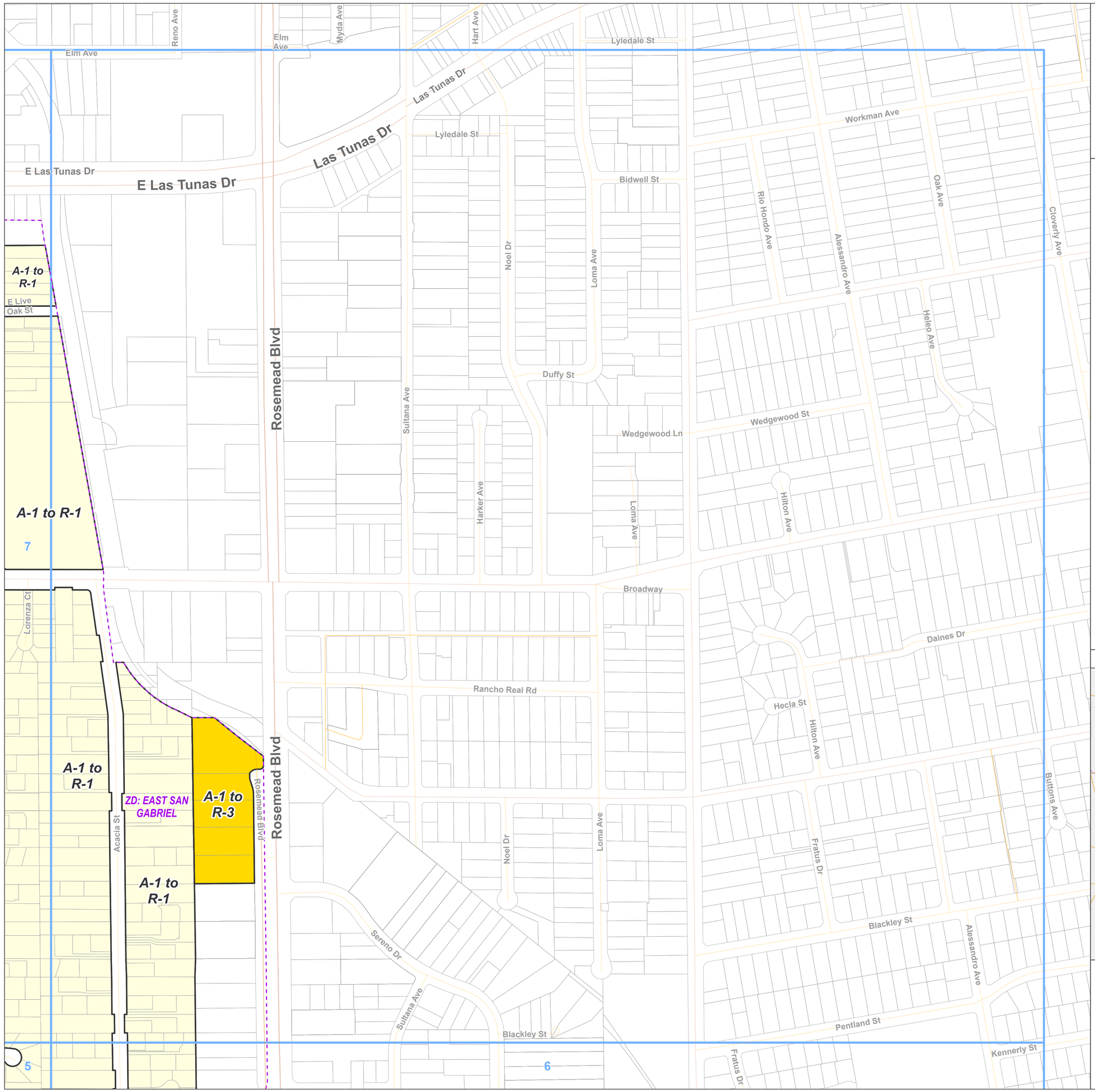
- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Highway
- Primary
- Secondary
- Minor
- Alley



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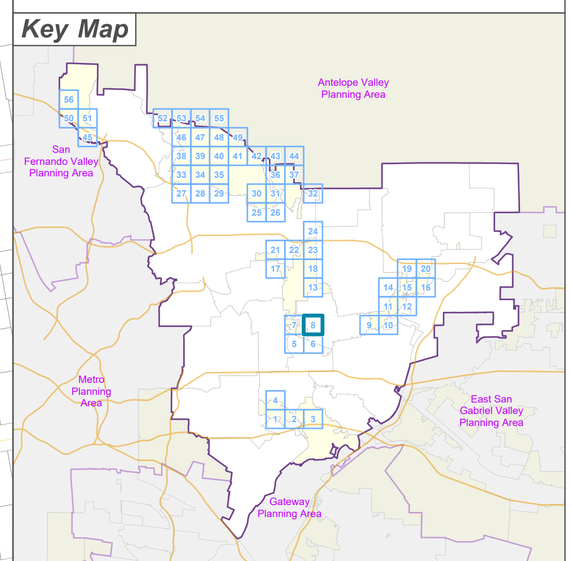

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

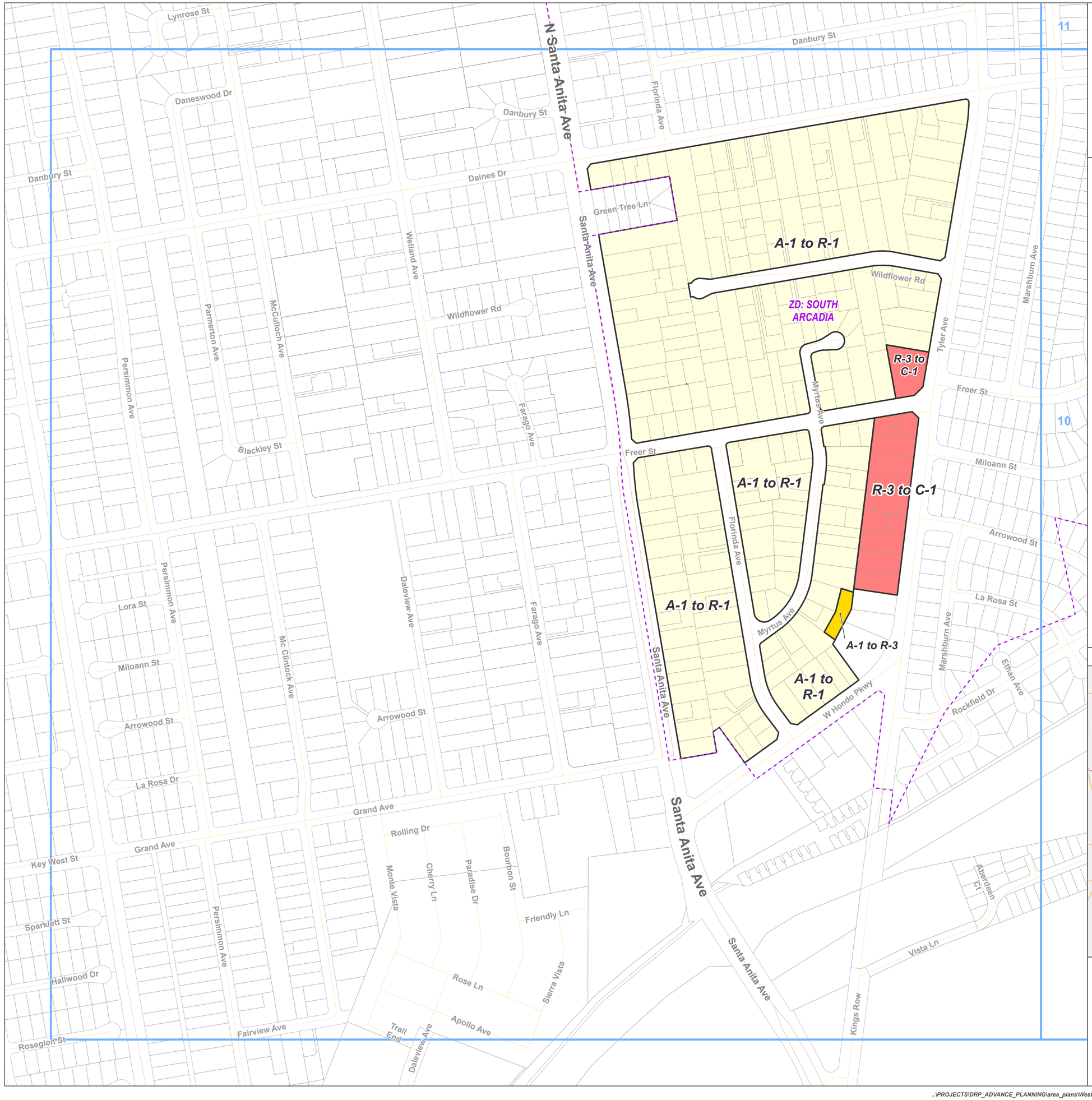
- R-1 - Single-Family Residence
- R-3 - Limited Density Multiple Residence
- C-1 - Restricted Business

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor



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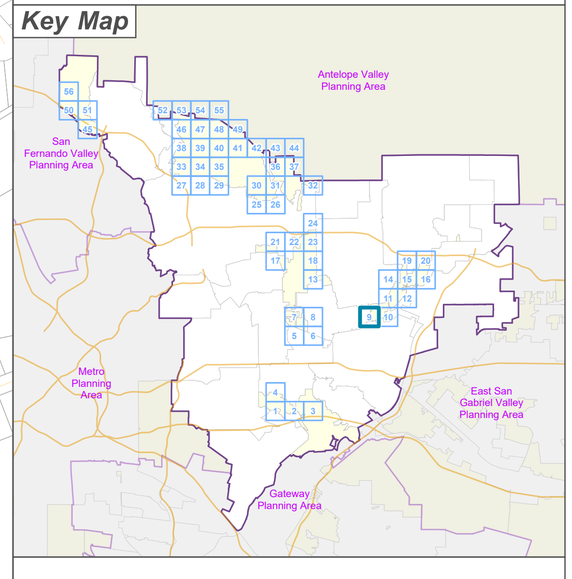

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

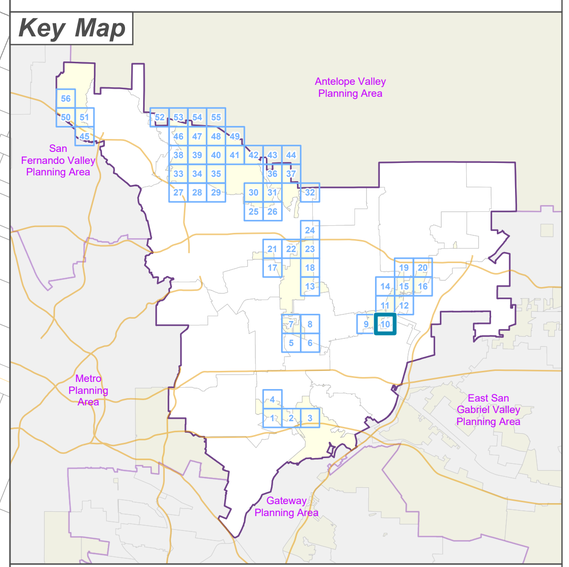
- R-1 - Single-Family Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Minor
- Alley



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

- R-1 - Single-Family Residence
- MXD - Mixed Use Development

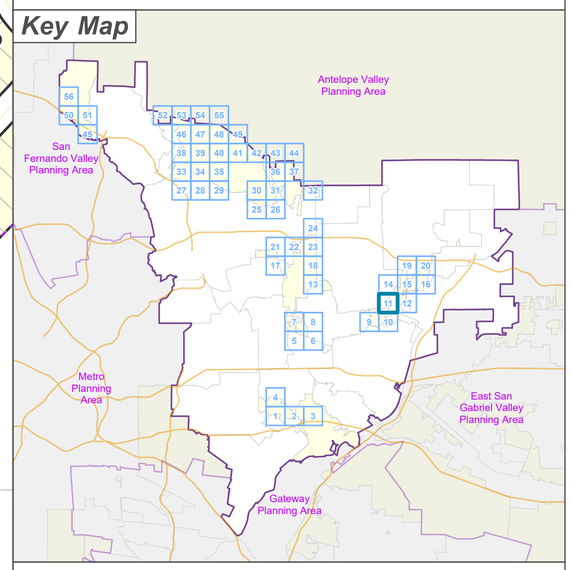
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

- R-1 - Single-Family Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

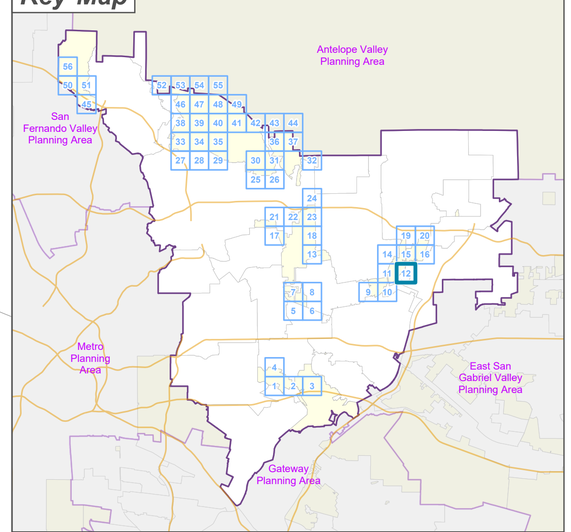
Street Types

- Primary
- Secondary
- Minor
- Alley

14 15 16 11 10

Ednuel St
Doray Cir
S California Ave
Loganrita Ave
S Heather Heights Ave
S Fairgreen Ave
S Mayflower Ave
Halsey Ave
S Larkfield Ave
Peck Rd
Myrtle Ave
Birchcroft St
ZD: SOUTH ARCADIA
S Ashmont Ave
Jasmine Ln
Orchid Ct
Lotus Wy
Marigold Ln
Maple Ln
Grand Oak Wy
Brown Oak Wy
Alamo Ln
Sawpit Rd
Live Oak Ave
E Live Oak Ave
C-3 to MXD
C-3 to MXD
C-1 to MXD
C-2 to MXD
Eisenhower Ave
Halsey Ave
Lynd Ave
A-1 to R-1
A-1 to R-1
A-1 to R-1
A-1 to R-1
A-1 to R-1
Peck Rd

Key Map



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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Santa Anita - Temple City

Zone Change

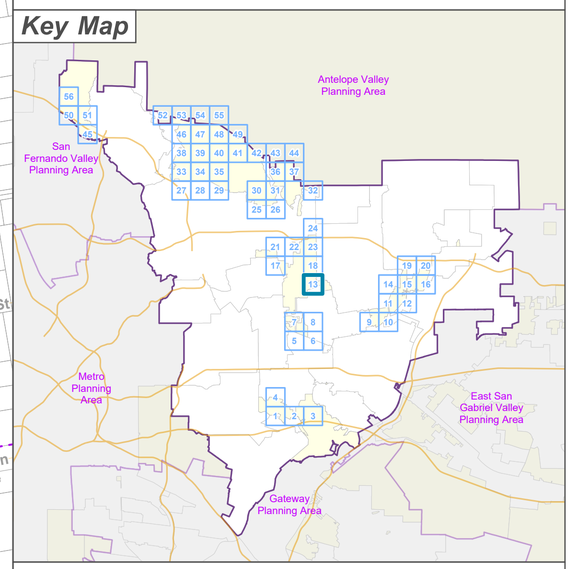
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Highway
- Primary
- Minor
- Alley



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): South Arcadia

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

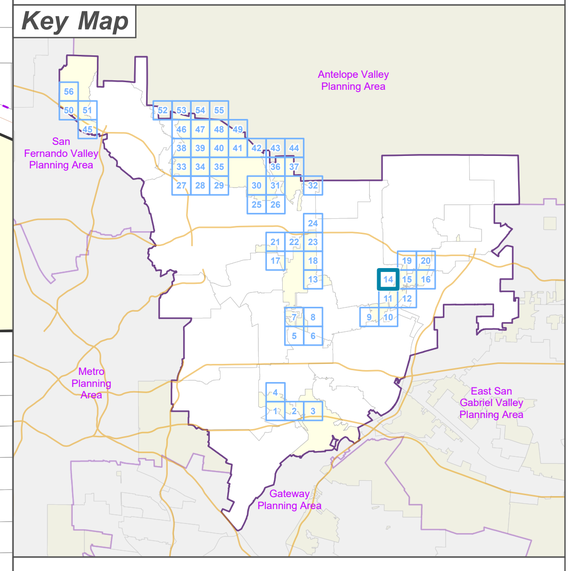
Secondary

Minor

A-1-5000 to R-1

ZD: SOUTH ARCADIA

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte, South Arcadia

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Primary

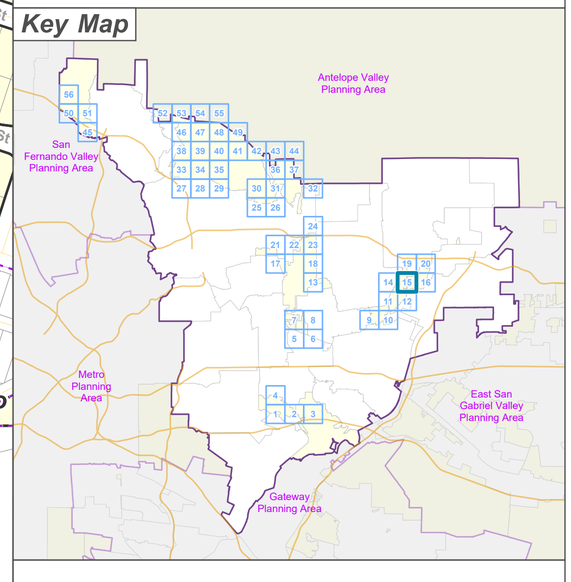
Secondary

Minor

Alley

Magnolia Ln
W Avora St
W El Sur St
El Sur St
W Atara St
ZD: DUARTE
Standish St
Standrish Pl
Altern St
W Altern St
S Fairgreen Ave
S Graydon Ave
Rochelle Ave
Shrode St
E Camino Real
W Camino Real
19
20
14
S Myrtle Ave
E El Sur St
E Atara St
Joella St
S Redell Ave
Maydee St
E Altern St
E Pamela Rd
Redell Ave
A-1 to R-1
E Shrode Ave
Shrode Ave
ZD: DUARTE
E Camino Real St
E Camino Real
S Primrose Ave
Peck Rd
E Andre St
Flagstone Ave
16
Loganrita Ave
S Treelane Ave
S Rochelle Ave
E Brisbane St
A-1-5000 to R-1
W Wyland Wy
E Benrud St
Ansley Ave
E Wyland Wy
Valley Cir
ZD: SOUTH ARCADIA
Magnis St
S Mayflower Ave
Boley St
Doray Cir
Novice Ln
S California Ave
Myrtle Ave
11
12
Ednuel St

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

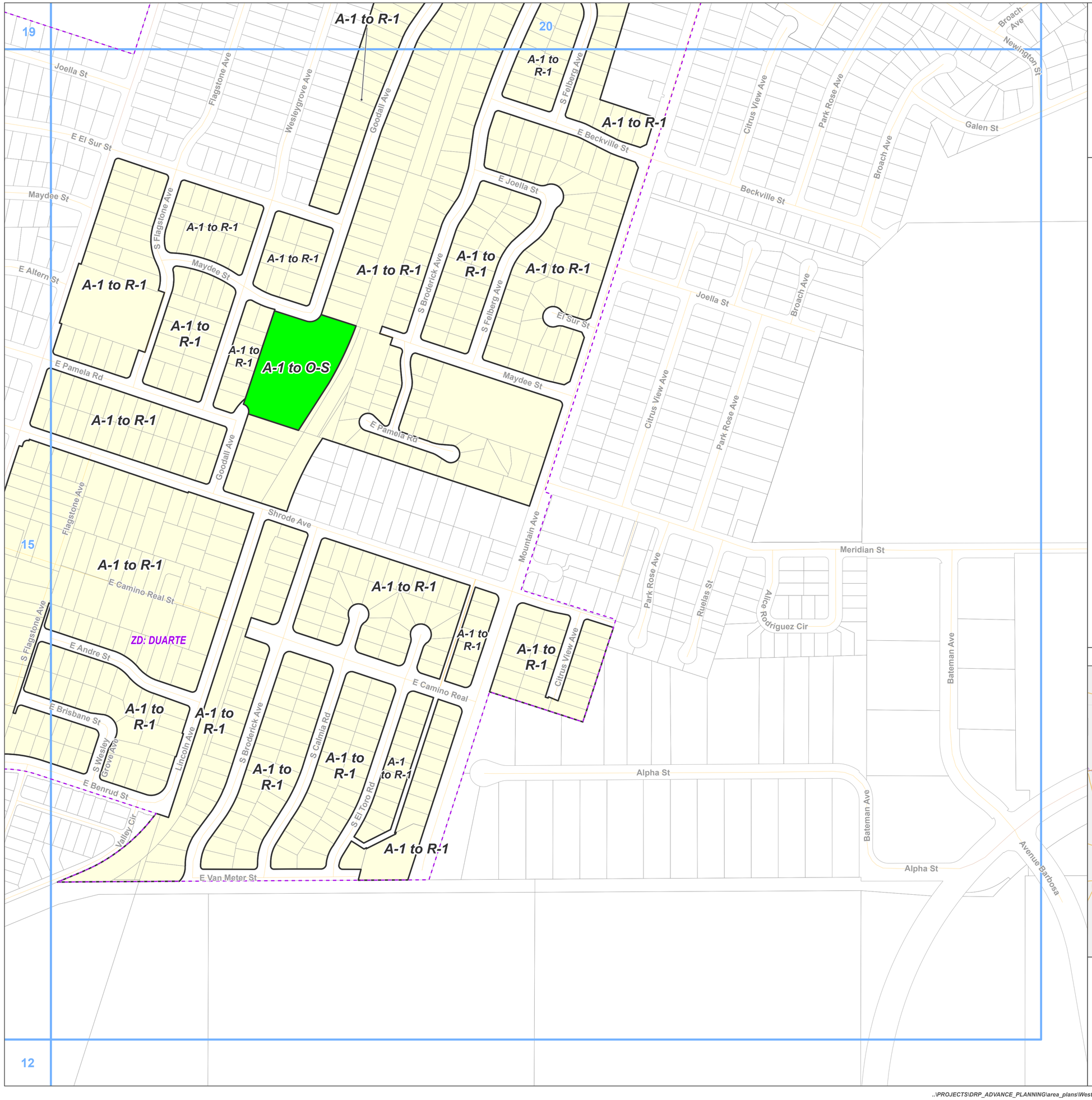
- R-1 - Single-Family Residence
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Secondary
- Minor
- Alley



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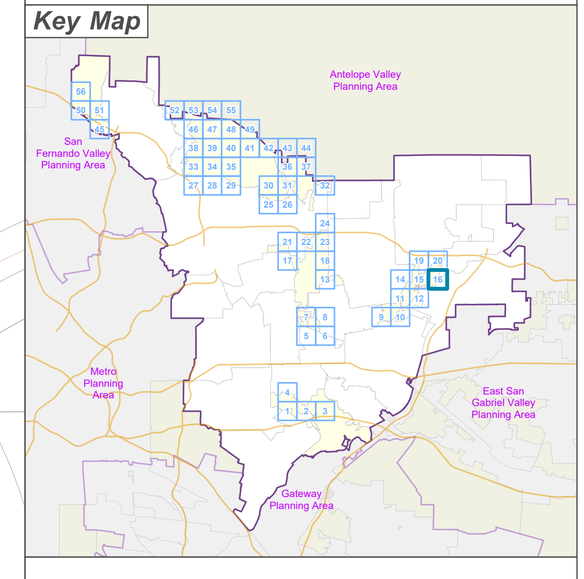

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena, East San Gabriel, San Pasqual

Zone Change

- R-5 - High Density Multiple Residence
- MXD - Mixed Use Development

Base Layers

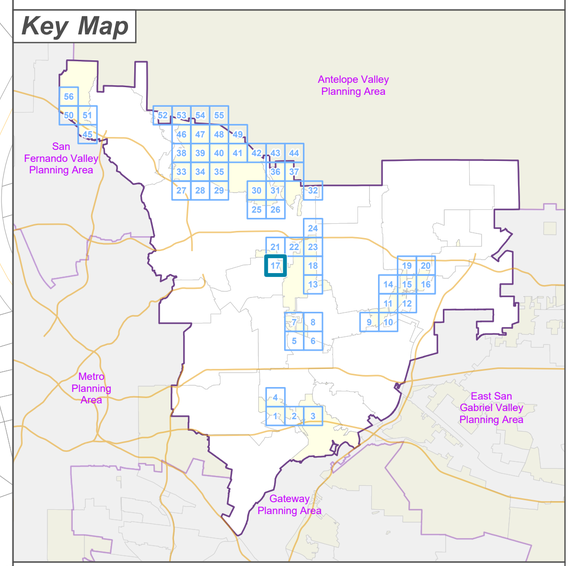
- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

R-4 to R-5
C-2 to MXD
R-4 to R-5
C-2 to MXD
C-2 to MXD
C-2 to MXD
ZD: SAN PASQUAL
ZD: EAST PASADENA
ZD: EAST SAN GABRIEL
21
22
S Roosevelt Ave
S Carmelo Ave
S Virginia Ave
Northcliff Rd
Wenham Rd
El Nido Ave
S Sierra Madre Blvd
Sierra Vista Ave
E California Blvd
La Paz Dr
Los Arboles Ln
Tura Ln
Madrillo Ct
Thorndike Rd
Randolph Ave
Alegria Pl
Fairfield Pl
S Santa Anita Ave
Lombardy Pl
S San Gabriel Blvd
Lombardy Rd
Chaucer Rd
Winston Ave
Wetherby Rd
Devonport Rd
E Coleridge Dr
El Campo Dr
Canterbury Rd
Wallingford Rd
Palomar Rd
N Gainsborough Dr
Robles Ave
Montecito Dr
Raleigh Dr
Shakespeare Dr
Stoneley Dr
Huntington Dr
Cumberland Rd

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena, East San Gabriel, South Santa Anita - Temple City

Zone Change

- MXD - Mixed Use Development

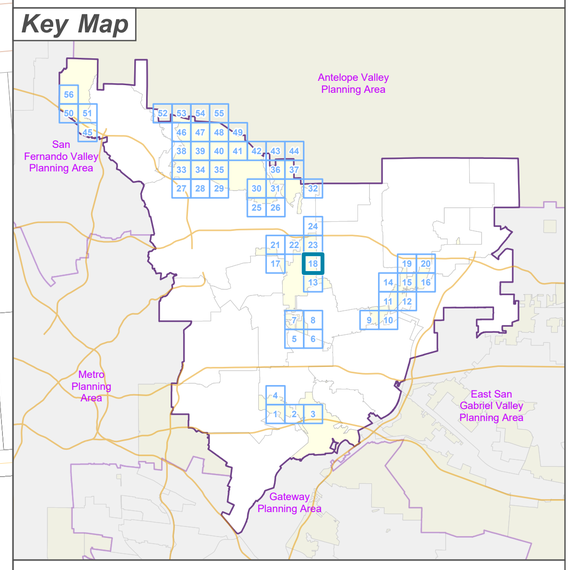
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Highway
- Primary
- Secondary
- Minor
- Alley

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

Primary

Secondary

Minor

Ramp

Alley

A-1 to R-1

A-1 to R-1

ZD: DUARTE

ZD: DUARTE

W Cherry Ave

Los Angeles Ave

E Los Angeles Ave

S Alta Vista Ave

S Primrose Ave

S Myrtle Ave

Montana St

S Magnolia Ave

E Fig Ave

S Ivy Ave

Diamond St

W Central Ave

E Central Ave

210

Dale Dr

W Evergreen Ave

E Evergreen Ave

W Pomona Ave

E Pomona Ave

Fano St

Raymond Ave

Railroad Ave

Genoa St

W Duarte Rd

Bella Vista St

Estrella Ave

Santa Fe Pl

Walker Ave

El Norte Ave

W El Norte St

E El Norte St

El Norte St

Peck Rd

Alta Vista Ave

S Graydon Ave

Stagio Dr

Rock Rose St

Spanner St

Bungalow Pl

Taylor St

Bradbury Ln

Short St

W Armijo St

Bob St

Chula St

S Fairgreen Ave

Kruse Ave

Magnolia Ln

W Avora St

S Redell Ave

Joella St

W El Sur St

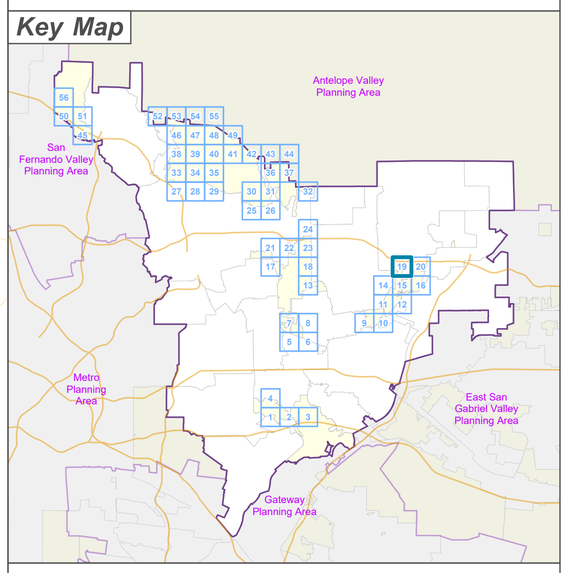
E El Sur St

14

15

16

20



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Duarte

Zone Change

R-1 - Single-Family Residence

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

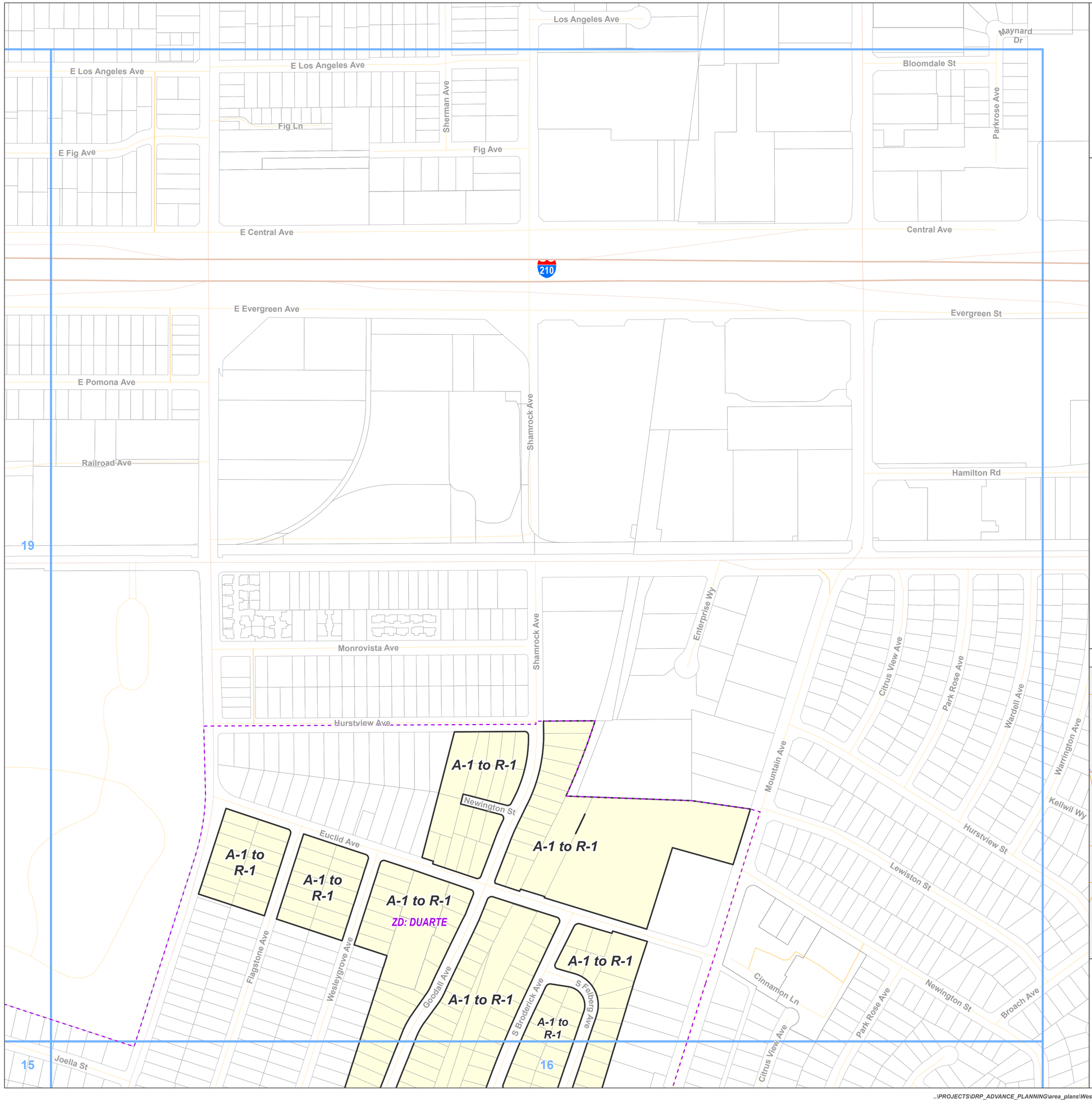
Secondary

Minor

Ramp

Alley

Railroad



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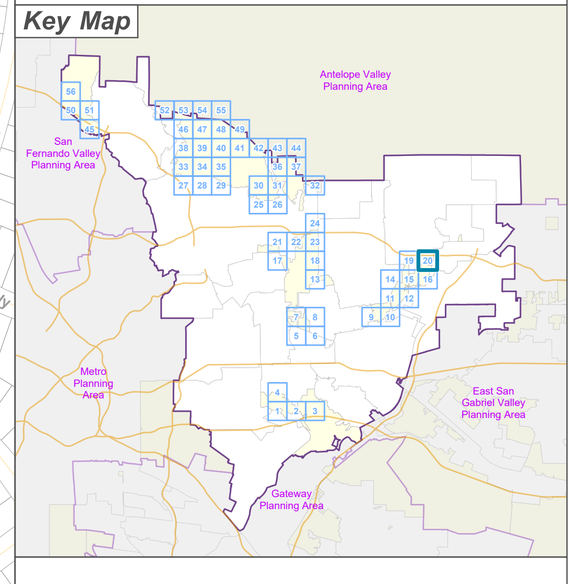

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): San Pasqual

Zone Change

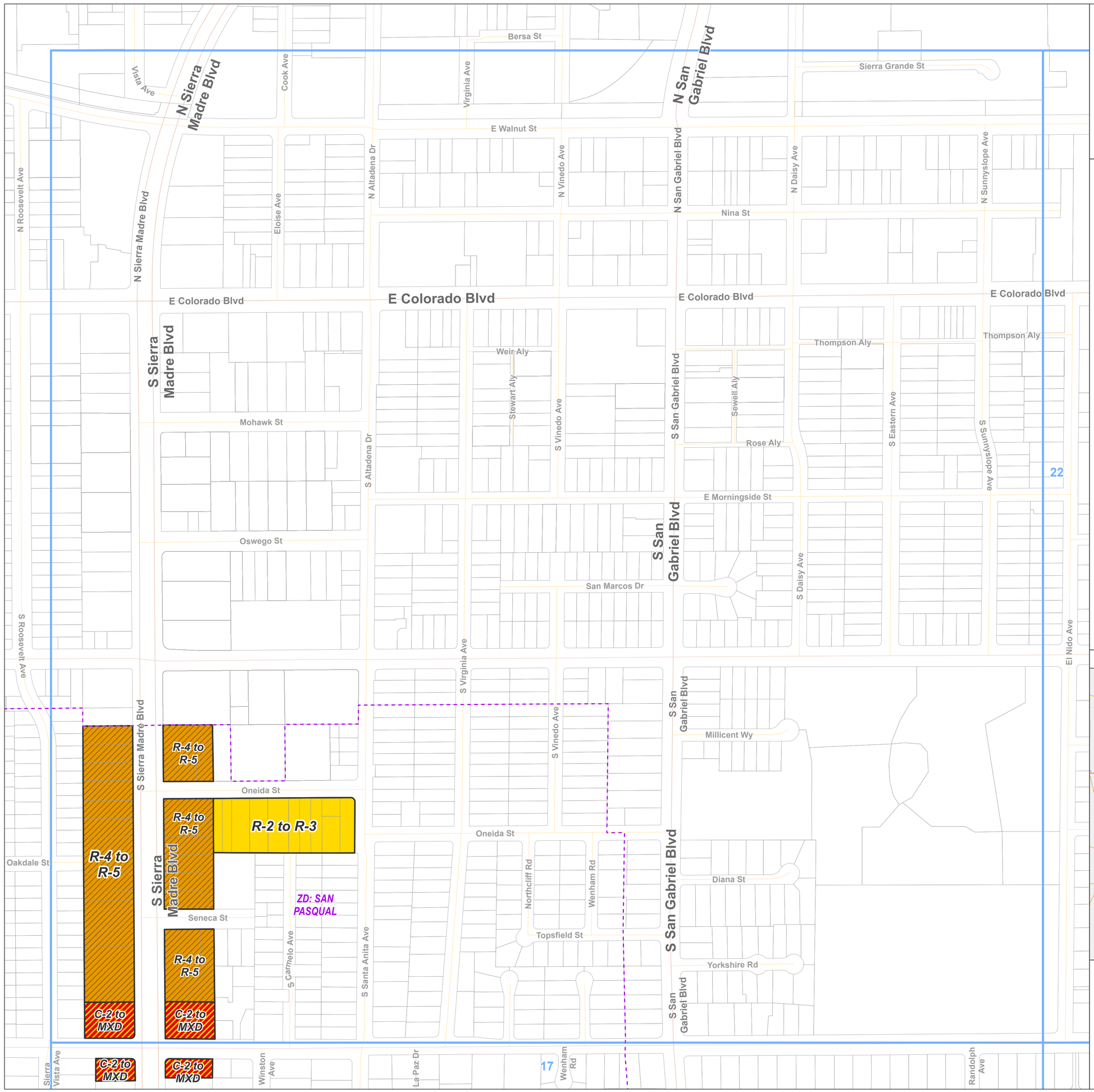
- R-3 - Limited Density Multiple Residence
- R-5 - High Density Multiple Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor



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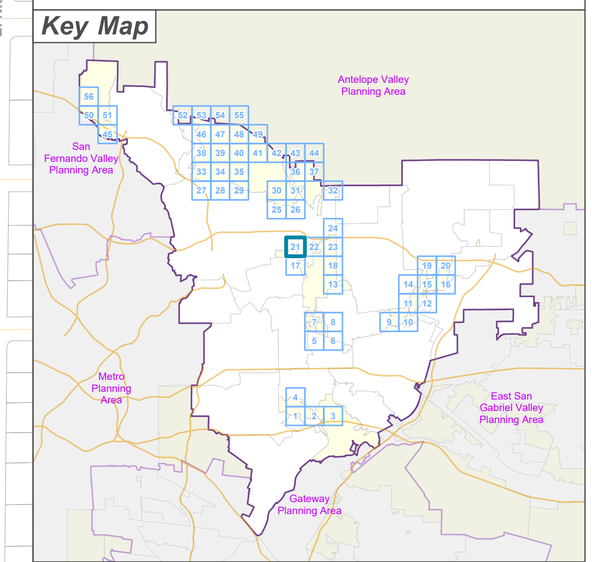

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena

Zone Change

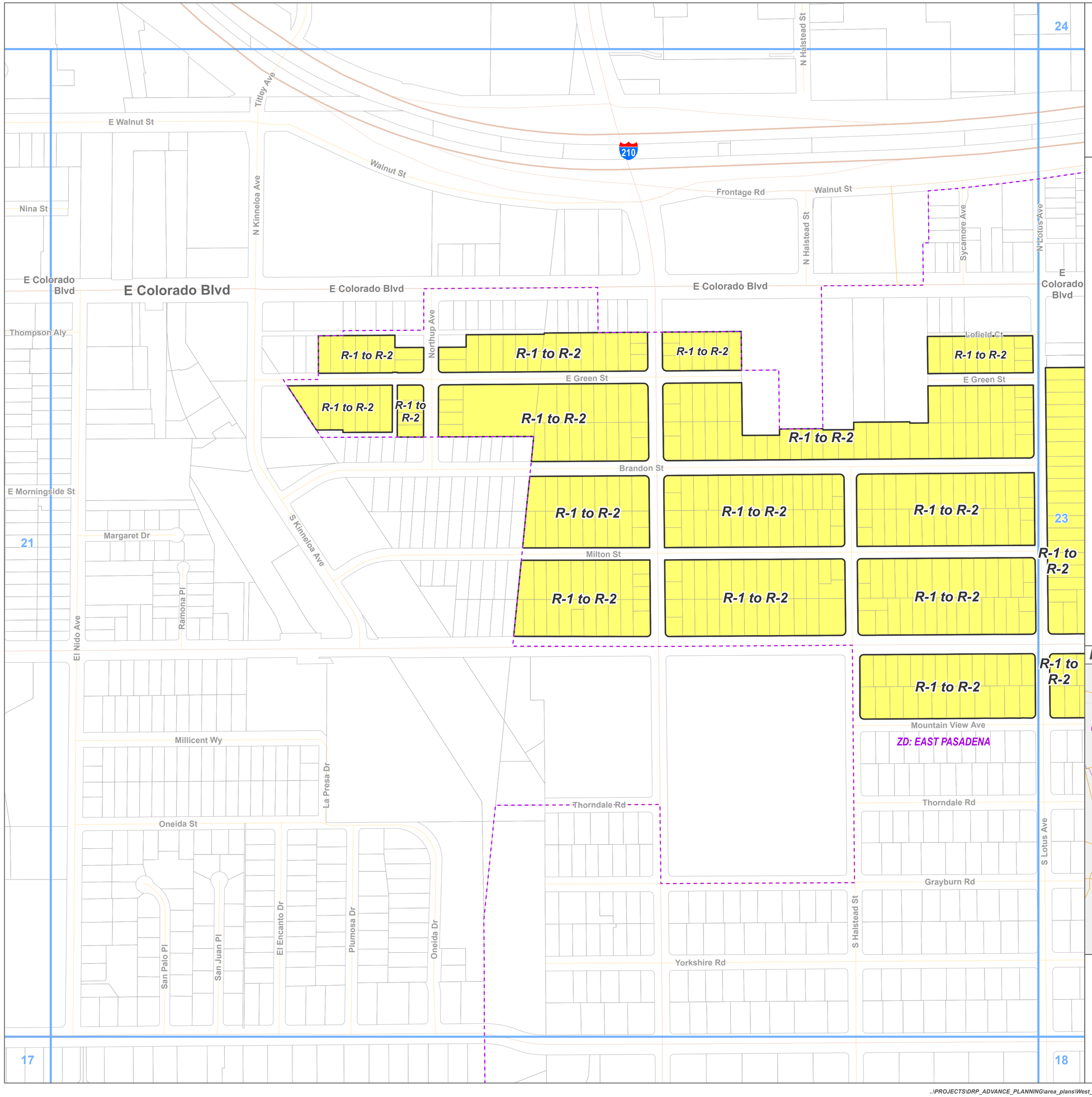
- R-2 - Two-Family Residence

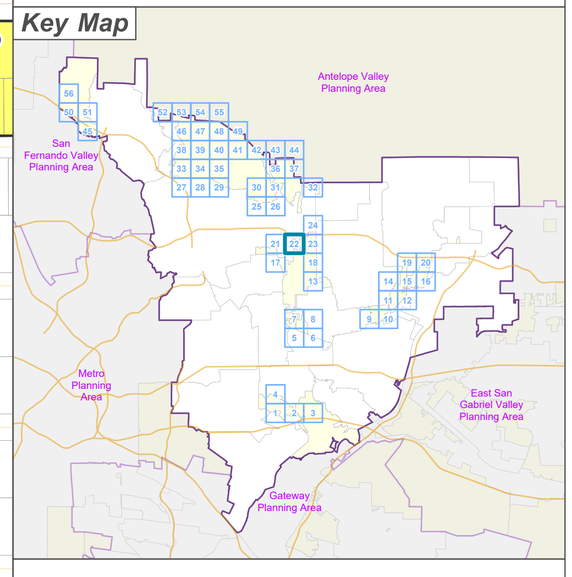
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley





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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena

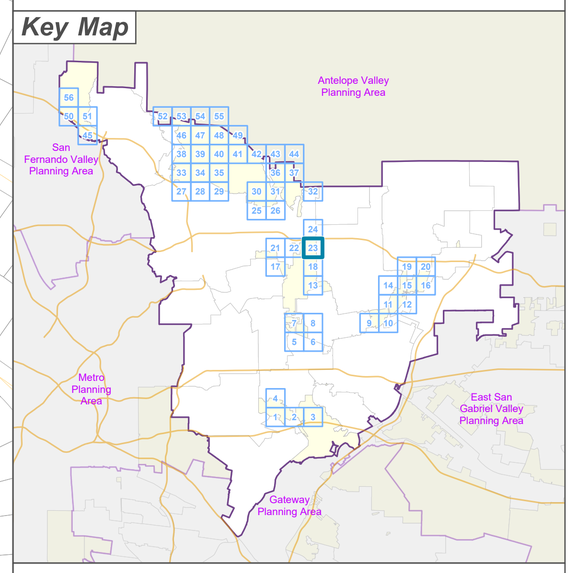
Zone Change
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

Base Layers
- Zoned District
- Parcels
- Map Series Grid

Street Types
- Freeway
- Highway
- Primary
- Secondary
- Minor
- Ramp
- Alley

C-2-DP to MXD
R-2 to MXD
R-1 to MXD
C-2 to MXD
R-1 to MXD
R-2 to MXD
R-2 to MXD
R-1 to MXD
C-3 to MXD
C-2 to MXD
R-1 to R-2
R-1 to R-2
R-1 to R-2
R-1 to R-2
R-1 to R-2
R-1 to R-2
R-1 to R-2
ZD: EAST PASADENA
24
210
22
18
N Rosemead Blvd
S Rosemead Blvd
E Colorado Blvd
W Colorado Blvd
E Walnut St
Walnut St
Frontage Rd
Buff Ave
Corta Cll
N Lotus Ave
Fulton Ave
Beacon Pl
N Quigley Ave
S Quigley Ave
Merion Ave
Carol Pine Ln
E Green St
Mohawk St
Elma Rd
Blanche St
Walnut Ct
Mountain View Ave
Sycamore Ave
Walnut Dr
Oakdale Ave
Cole Ave
Raymond Dr
Minoa Ave
Michigan Blvd
Woodward Blvd
Hugo Reid Dr
Thorndale Rd
Grayburn Rd
Yorkshire Rd
S Lotus Ave
Backus Ave
Lofield Ct
Brandon St
Milton St
Altura Ter
Catalpa Rd
Campesina Rd
Volante Dr
Valido Rd
Monte Verde Dr
La Rosa Rd
N Altura Rd
Monte Vista Rd
Paloma Dr
Encanto Dr
Panorama Dr
De Anza Pl
S Altura Rd
Corto Rd
Columbia Rd

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): East Pasadena

Zone Change

MXD - Mixed Use Development

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

Freeway

Highway

Primary

Secondary

Minor

Ramp

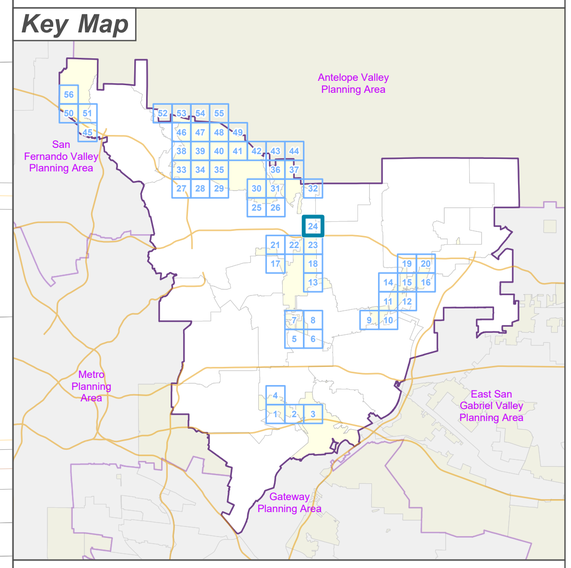
Alley

Canfield Rd
Landfair Rd
Shadow Grove Rd
Greenhill Rd
Fairmeade Rd
Newhaven Rd
Cliff Dr
Hastings Ranch Dr
Pembrook Dr
Hampton Rd
Mayfair Dr
Sears Wy
N Rosemead Blvd
Ramona Ave
Manzanita Ave
W Orange Grove Ave
Greenoaks Dr
S Sunnyside Ave
Park Ave
Ross Pl
Singingwood Dr
Fallen Leaf Rd
W Foothill Blvd
Rafael Dr
Heritage Oaks Dr
Whispering Oaks Dr
El Caballo Dr
N Quigley Ave
Arboleda St
Arboleda St
22
23
210

C-3 to MXD
R-2 to MXD
C-2 to MXD
C-2 to MXD
R-1 to MXD
C-2-DP to MXD
R-1 to MXD
R-2 to MXD
C-2 to MXD
R-1 to MXD
R-1-P to MXD

ZD: EAST PASADENA

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

R-1-7500 to R-3

ZD: ALTADENA

Beverly Dr
Garfias Dr
Alpha Ave
Pepper Dr
Jefferson Dr
Bellford Ave
N Allen Ave
N Grand Oaks Ave
N Roosevelt Ave
N Oxford Ave
Sinaloa Ave
N Dominion Ave
Westlyn Pl
Eastlyn Pl
Galbreth Rd
E Woodlyn Rd
Tierra Alta Dr
N Craig Ave
Asbury Dr
Brigden Rd
Paladora Ave
Queensberry Rd
Paine Aly
Whitefield Rd
Casa Grande St
Roxbury Dr
Cooley Pl
N Martelo Ave
Dudley Aly
E Dudley St
Holbrook Aly
Victoria Dr
Palo Verde Ave
Adelaide Dr
Loma Vista St
Nelson Aly

30 31 26

Zone Change

- R-3 - Limited Density Multiple Residence

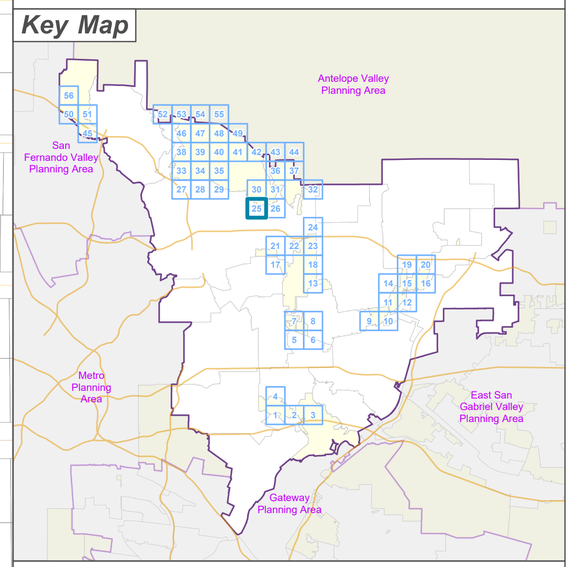
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena, Northeast Pasadena

Zone Change

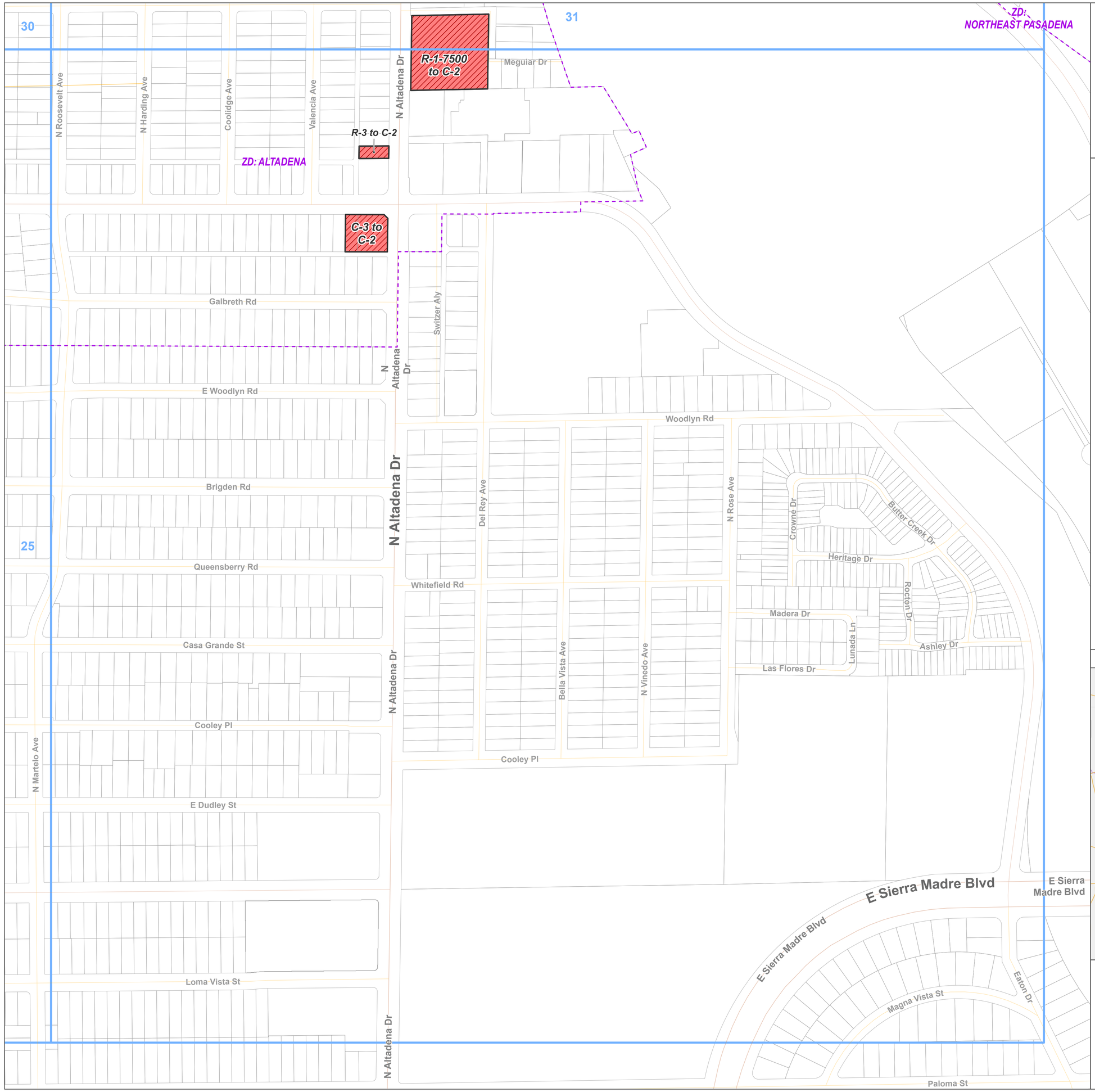
- C-2 - Neighborhood Business

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley



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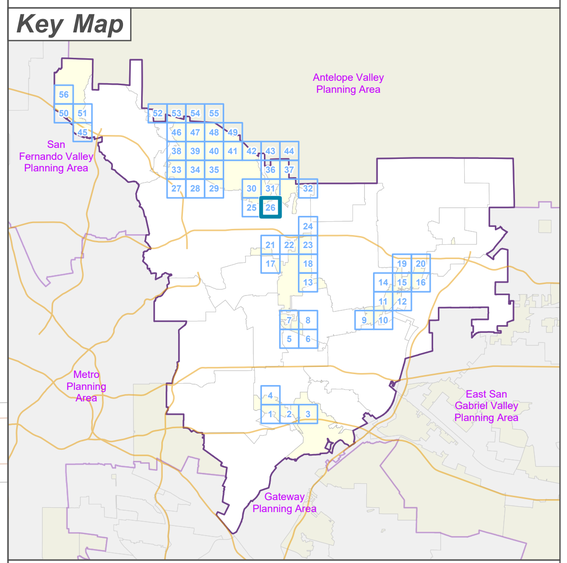

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

C-M - Commercial Manufacturing

Base Layers

Zoned District

Parcels

Map Series Grid

Street Types

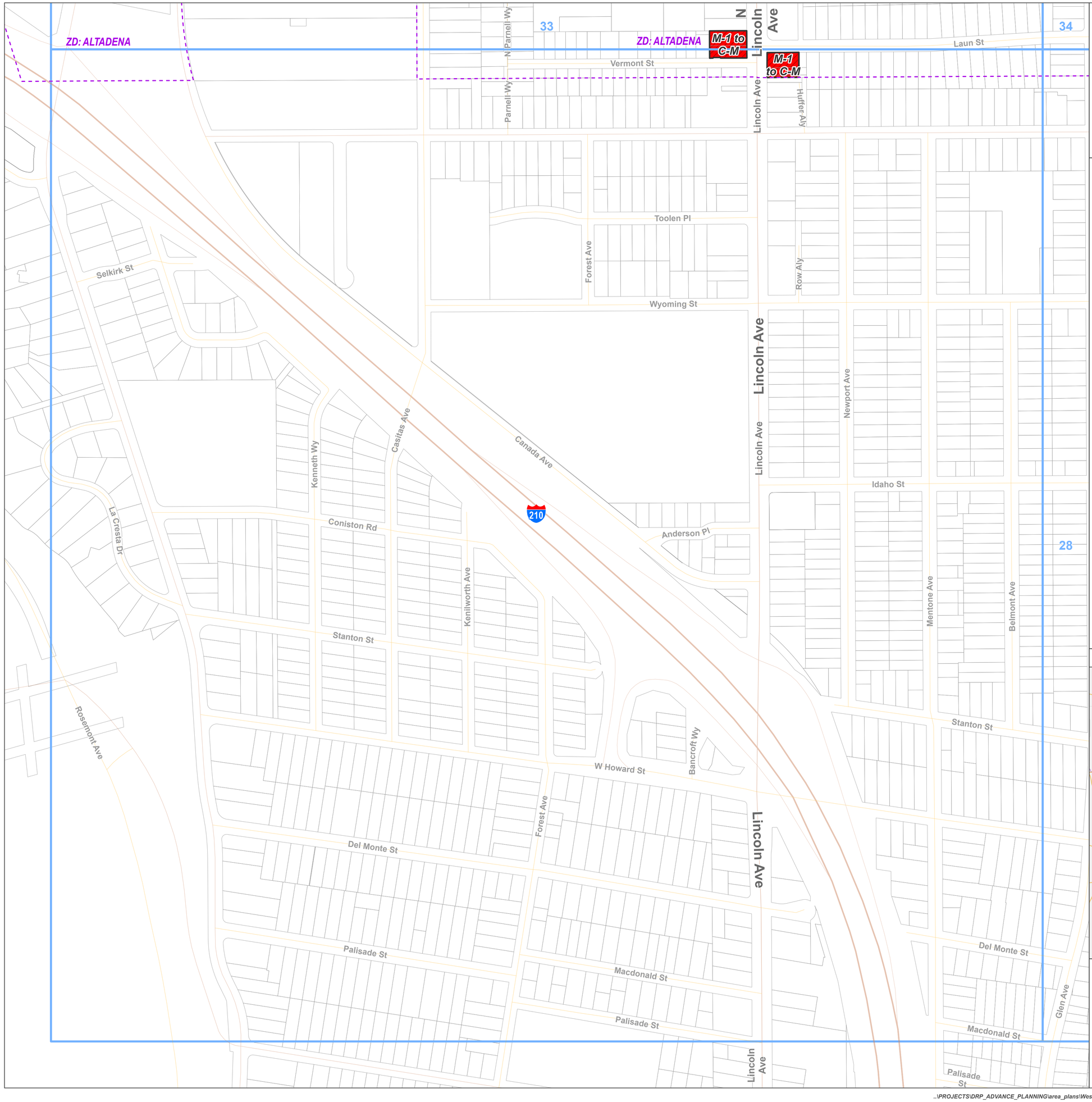
Freeway

Primary

Secondary

Minor

Ramp



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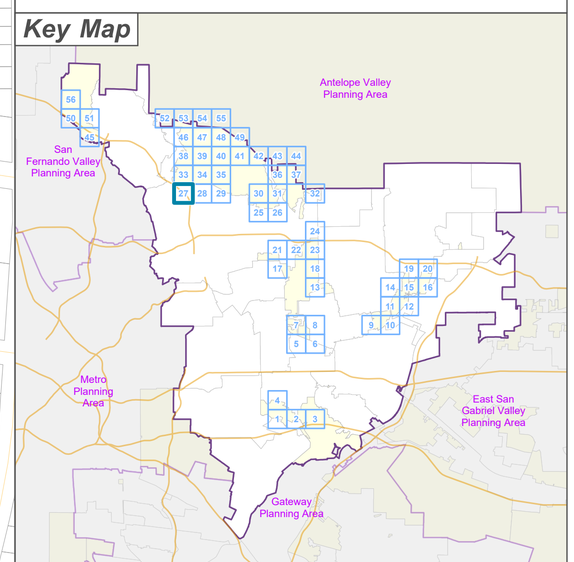

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

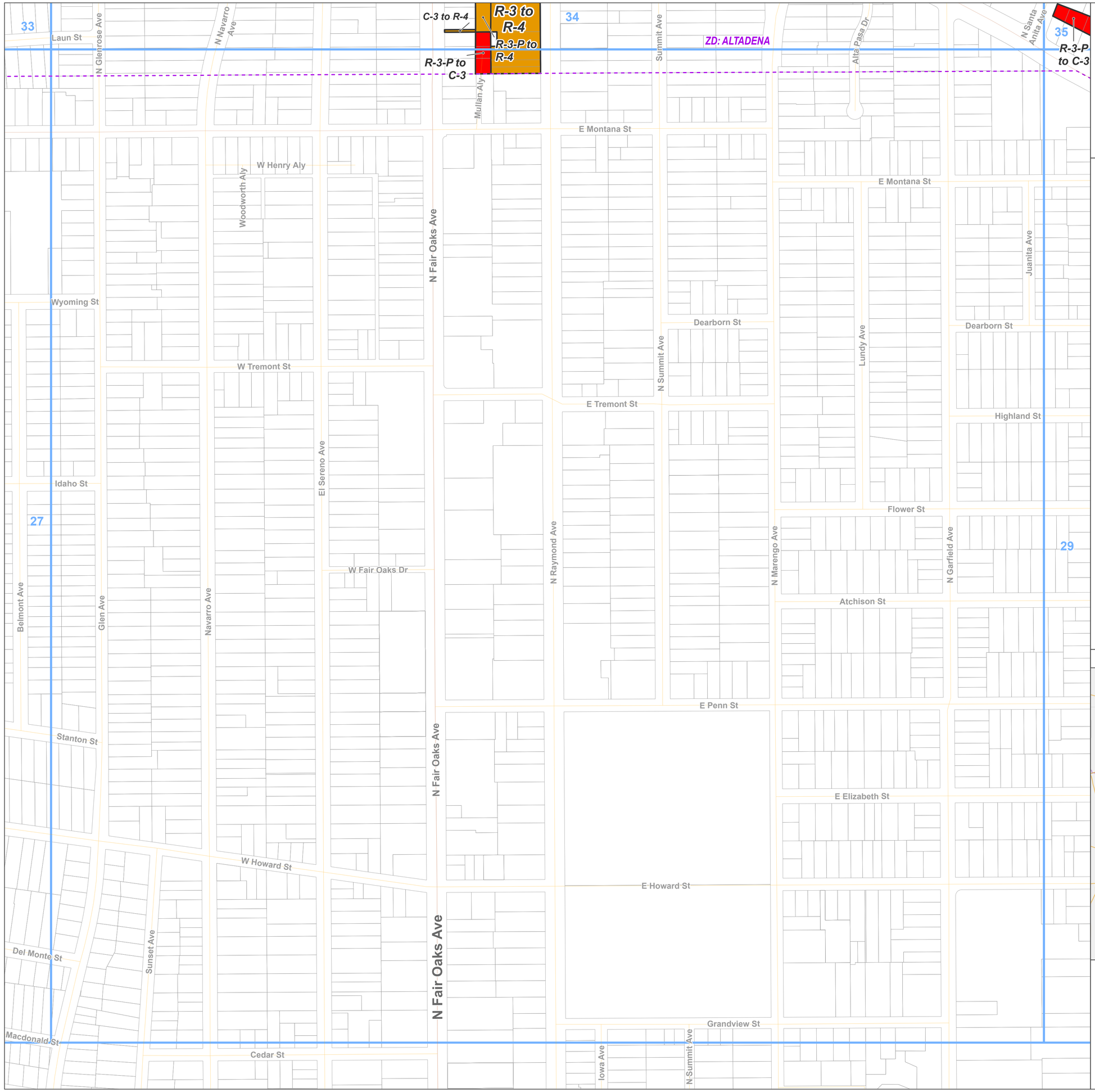
- R-4 - Medium Density Multiple Residence
- C-3 - General Commercial

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor



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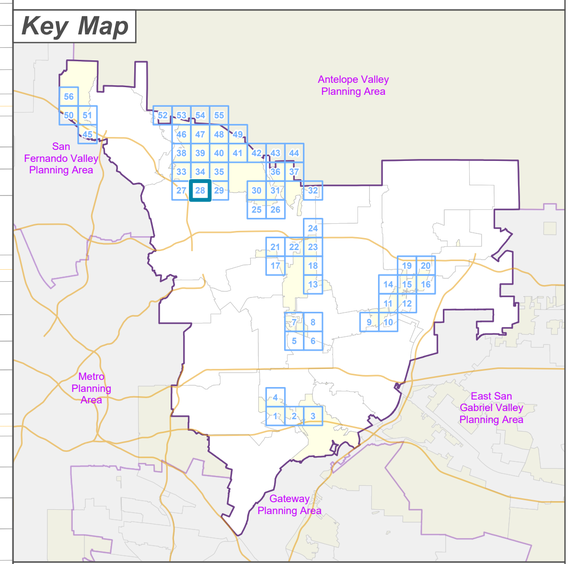

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

R-3-P to C-3

C-3 to R-2

R-3-P to R-3

R-3-P to R-3

R-3-P to R-3

R-3-P to R-3

R-3-P to C-2

R-3 to C-2

R-3-P to R-3

R-3-P to C-2

ZD: ALTADENA

34

35

28

N Santa Anita Ave

Alameda St

Boston St

Lovilia Ln

E Sacramento St

Morada Pl

N Lake Ave

Lewis Ave

E Montana St

N Los Robles Ave

Juanita Ave

Santa Rosa Ave

N Madison Ave

Dearborn St

Highland St

El Molino Ave

Flower St

Wickliffe Dr

Atchison St

Walworth Ave

Fiske Ave

E Penn St

E Topeka St

N Catalina Ave

E Elizabeth St

E Howard St

E Ladera St

E Rio Grande St

E Woodbury Rd

N Mentor Ave

Palm Ter

Rutan Wy

Prime Ct

Zone Change

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial

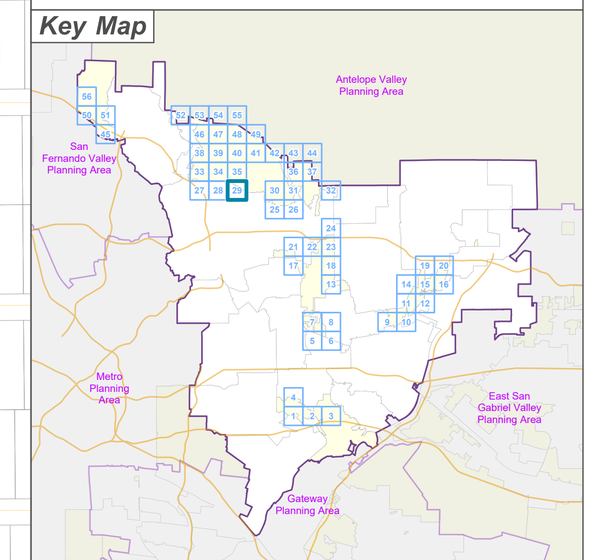
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

R-3-P to R-3

R-3-P to R-3

C-2 to R-1-7500

C-2 to R-3

R-3-P to R-3

R-3-P to R-3

R-1-7500 to R-2

R-1-7500 to R-3

R-2 to R-3

R-2 to R-3

ZD: ALTADENA

Meadowbrook Rd

Vistillas Rd

Sonoma Dr

Morada Pl

E Woodbury Rd

Atchison St

Hanford Dr

Oakwood St

E Crary St

E Elizabeth St

Beverly Dr

Olive Wy

Layton St

Garfias Dr

Lotus Aly

Tierra Alta Dr

Minoru Dr

Midlothian Dr

Bellford Ave

Pepper Dr

Alpha Ave

Craig Ave

Glen Canyon Rd

Grand Oaks Ave

Berendo St

N Craig Ave

N Roosevelt Ave

N Allen Ave

N Oxford Ave

N Dominion Ave

Sinaloa Ave

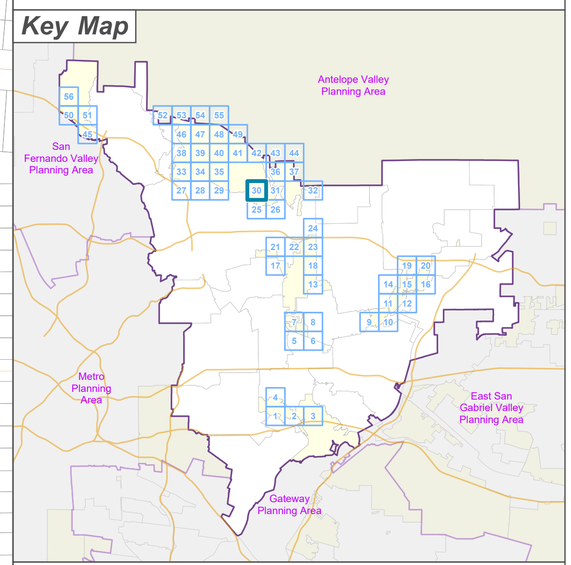
36

31

25

26

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena, Northeast Pasadena

Zone Change

C-2 - Neighborhood Business

Base Layers

Zoned District

Parcels

Map Series Grid

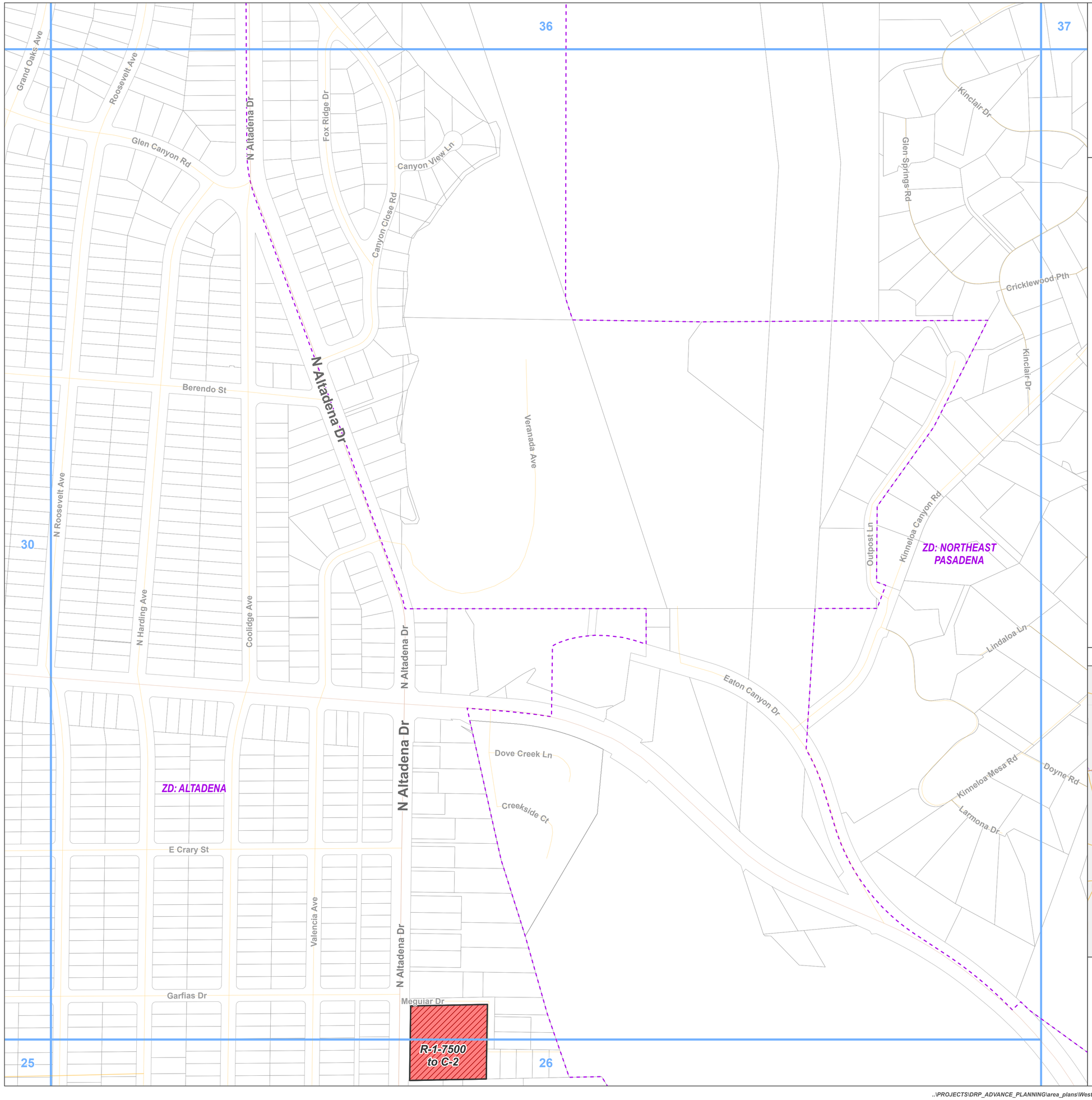
Street Types

Primary

Secondary

Minor

Alley



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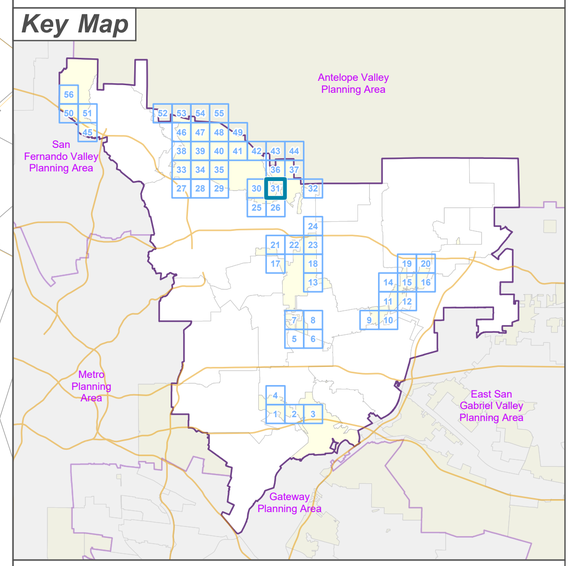

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Antelope Valley Planning Area

ZD: NORTHEAST PASADENA

A-1-40000 to O-S

Hastings Heights Ln

Ranch Top Rd

Winding Wy

Hastings Ranch Dr

Carriage House Rd

Skycrest Dr

Park Vista Dr

Park Vista Cir

Startouch Dr

Pear Orchard Ln

Autumn Ln

Valleylights Dr

Valleyview Ave

N Michillinda Ave

N Sunnyside Ave

Alder Ln

Edgeview Dr

Don Benito Ct

Michillinda Wy

Denair St

Rexford Ave

Tropical Ave

Riviera Dr

Daveric Dr

Coronet Ave

ZD: NORTHEAST PASADENA

ZD: NORTHEAST PASADENA

Zone Change

- O-S - Open Space

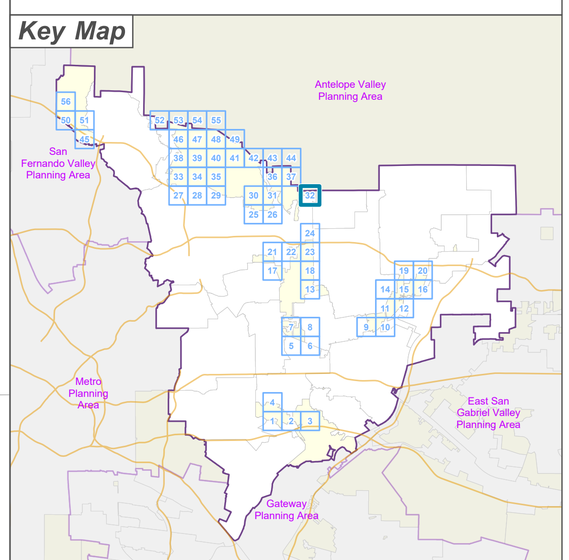
Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor
- Alley

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

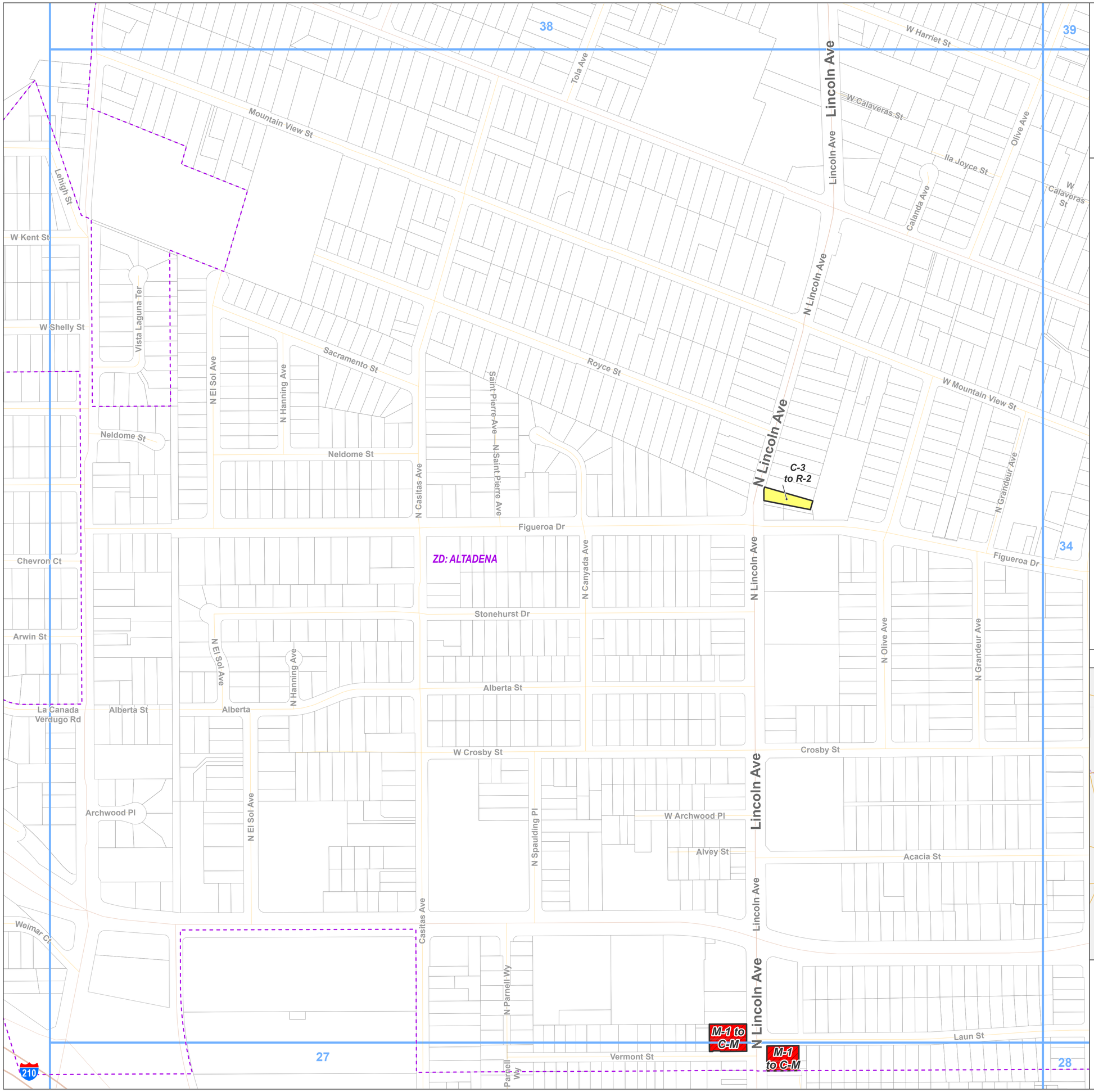
- R-2 - Two-Family Residence
- C-M - Commercial Manufacturing

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp



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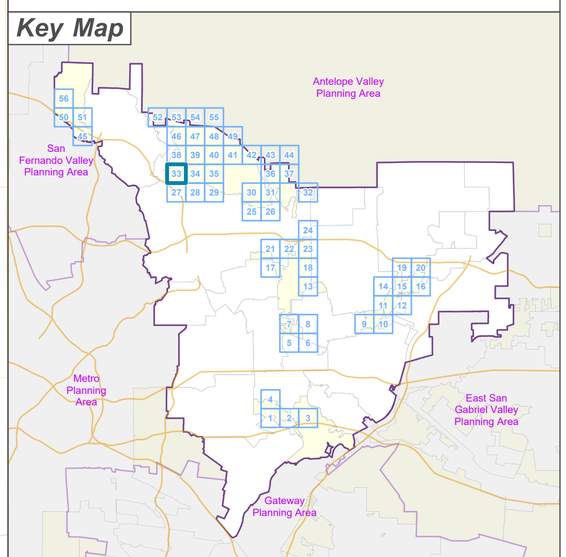

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- R-4 - Medium Density Multiple Residence
- C-2 - Neighborhood Business
- C-3 - General Commercial
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

R-1-7500 to O-S

R-1-7500 to R-2

R-2 to C-3

C-3 to R-2

C-3 to R-2

C-3 to C-2

C-2 to R-2

R-2 to R-3

C-3 to R-4

C-3 to R-4

C-3 to R-4

R-3 to R-4

R-3-P to R-4

R-3-P to C-3

R-3-P to C-3

ZD: ALTADENA

E Altadena Dr

W Manor St

E Manor St

W Mariposa St

E Mariposa St

W Mendocino St

W Harriet St

E Harriet St

W Calaveras St

E Calaveras St

E Mendocino St

W Mountain View St

La Venezia Ct

La Venezia Ct

Figueroa Dr

Kellogg Ct

Crosby St

Acacia St

Laun St

Alameda St

Buena Loma St

E Sacramento St

Deodara Dr

Highlawn Pl

Scripps Pl

Callecita Dr

Olive Ave

Bula Ct

Grandeur Ave

Glen Ave

Glenrose Ave

La Fiesta Ave

McNally Ave

N Fair Oaks Ave

Highview Ave

N Highview Ave

N Raymond Ave

Visscher Pl

N Garfield Ave

Oliveras Ave

N Santa Anita Ave

Raymond Ln

Summit Ave

N Marengo Ave

Alta Pasa Dr

N Navarro Ave

El Sereno Ave

38

39

40

33

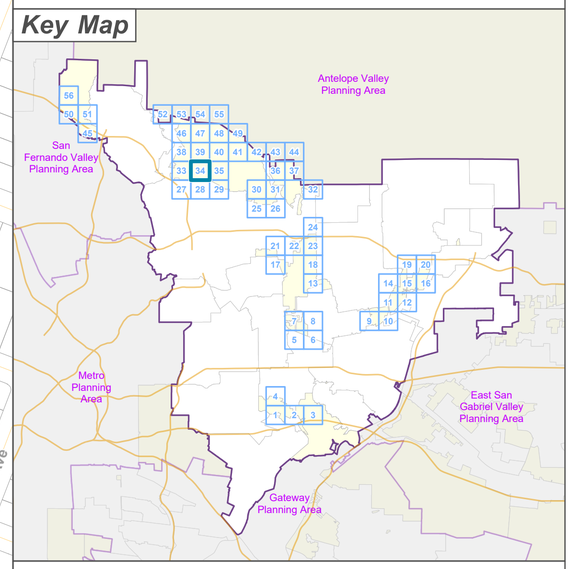
35

27

28

29

Key Map



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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

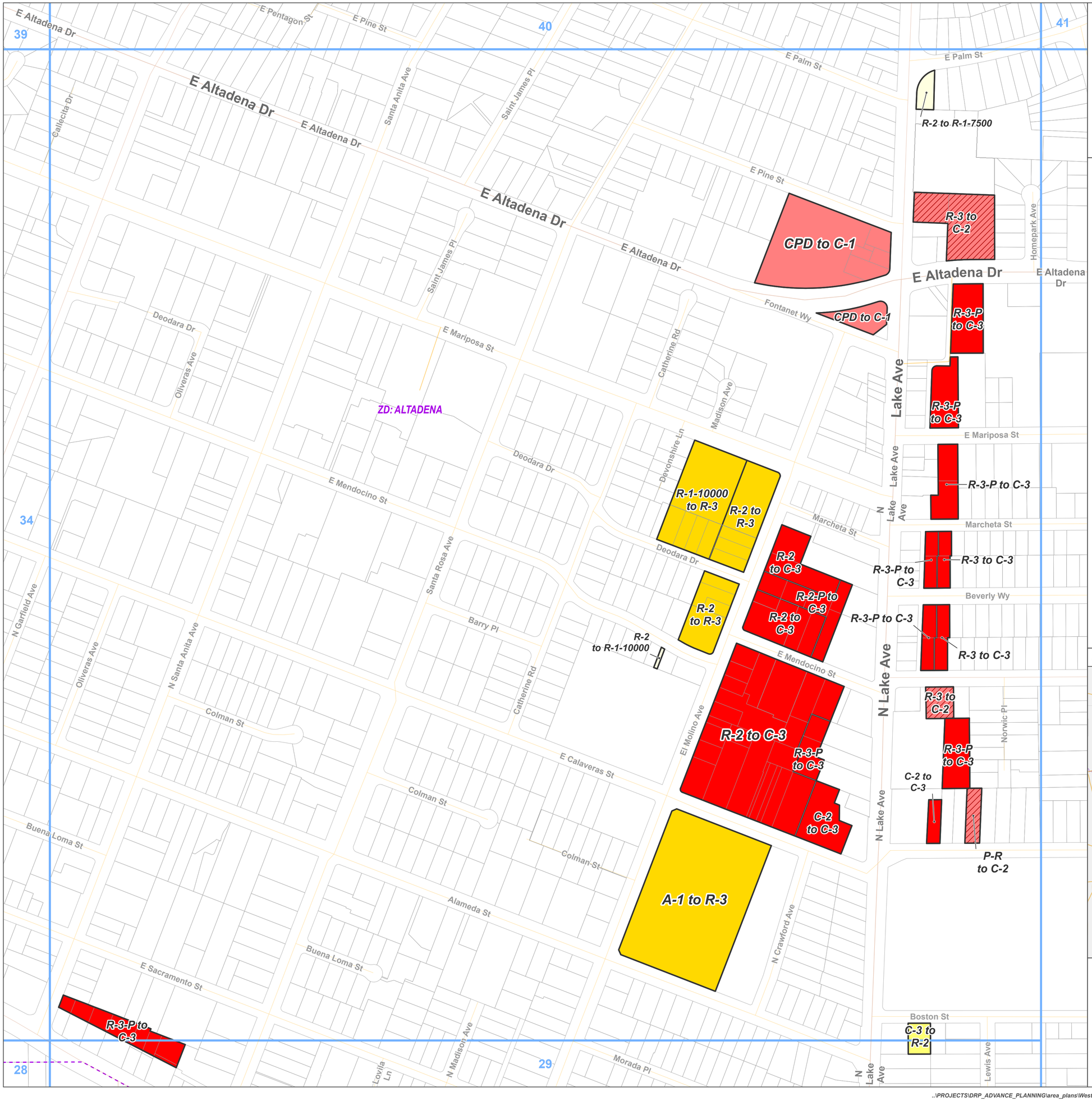
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- R-3 - Limited Density Multiple Residence
- C-1 - Restricted Business
- C-2 - Neighborhood Business
- C-3 - General Commercial

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley



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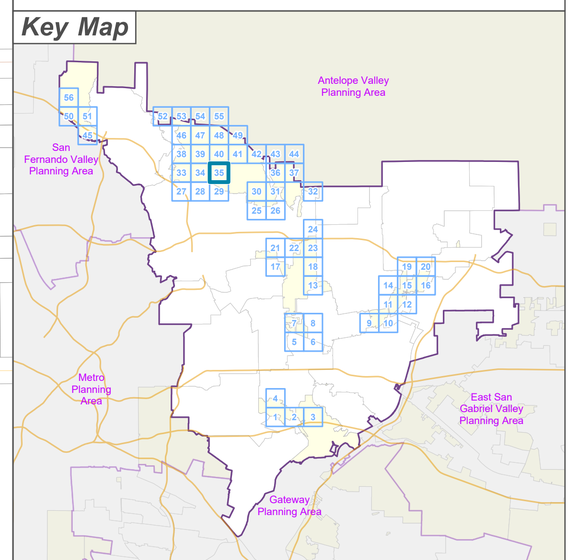

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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena, Northeast Pasadena

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Minor

42 43 44 37 31 30

Antelope Valley Planning Area

Mount Wilson Rd

Mount Wilson Rd

R-A-2 to O-S

R-A-2 to O-S

R-A-2 to O-S

Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast Pasadena

Zone Change

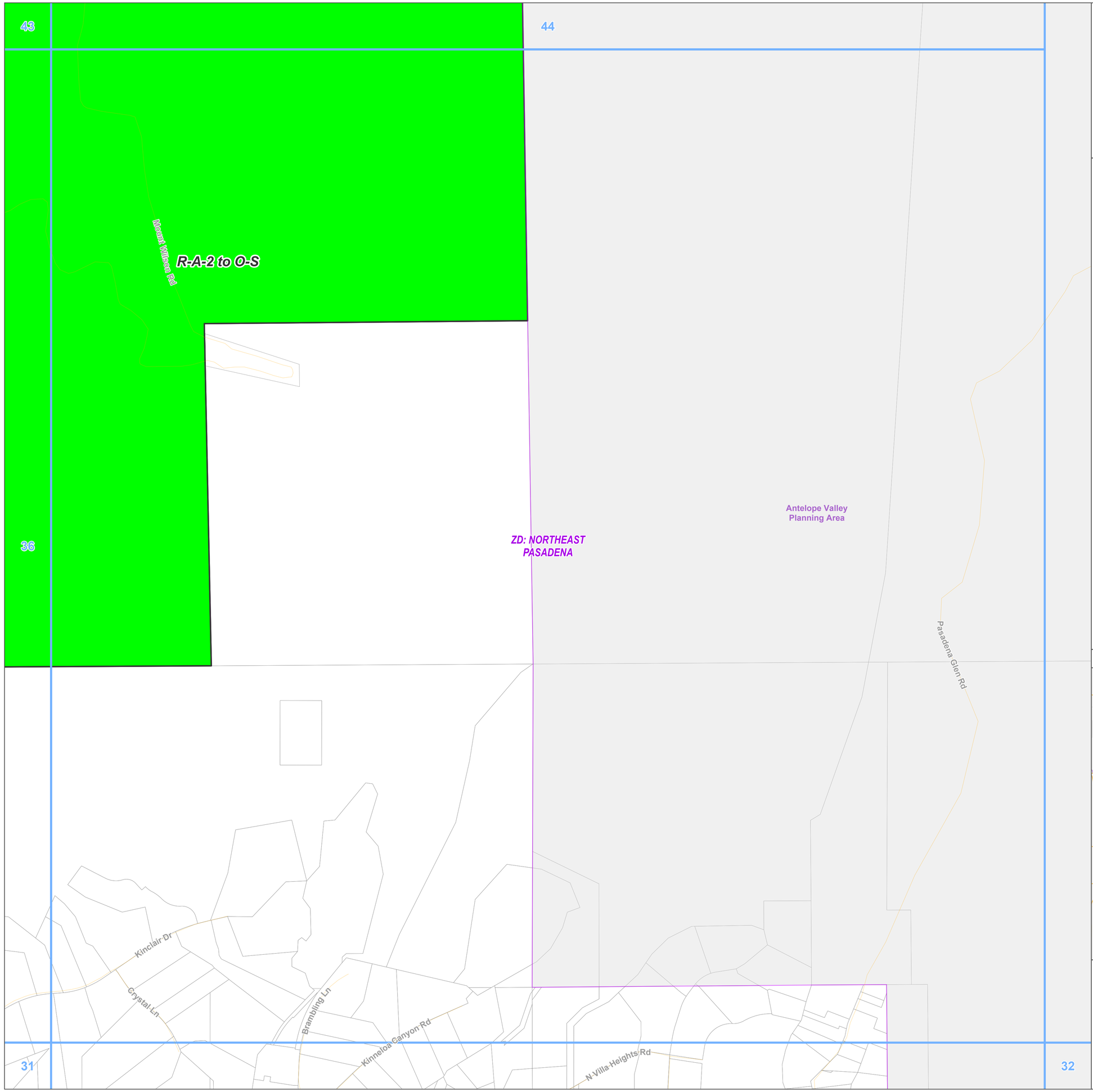
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor



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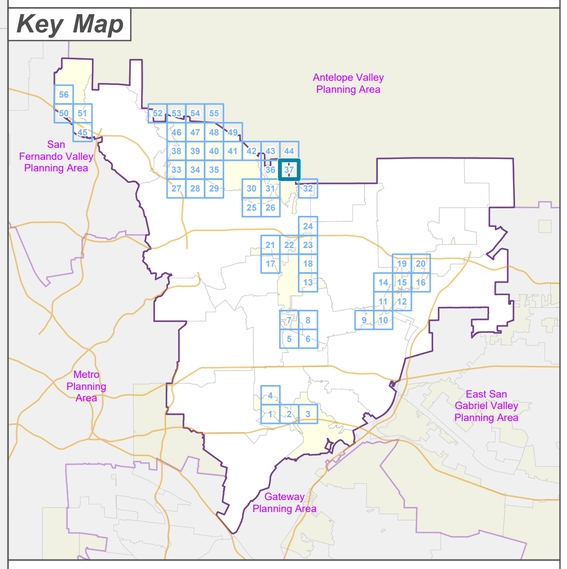

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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- R-3 - Limited Density Multiple Residence
- C-2 - Neighborhood Business
- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor

R-1-10000 to A-1

R-1-10000 to A-1

R-1-10000 to O-S

R-1-10000 to O-S

R-2 to O-S

R-3-P to R-3

R-1-7500 to C-2

ZD: ALTADENA

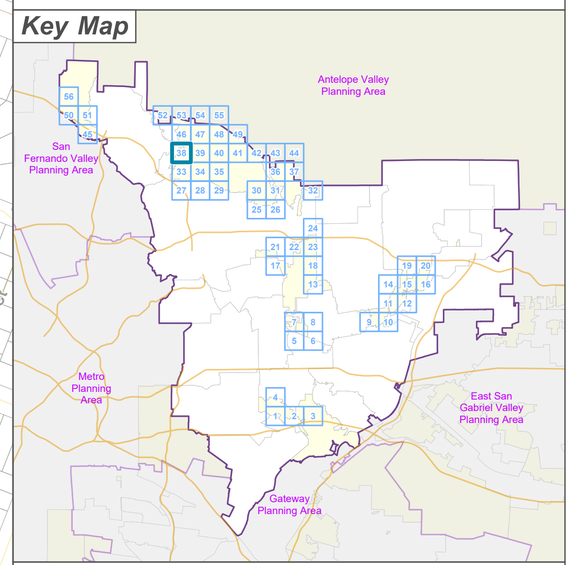
ZD: ALTADENA

Florecita Crescent
Canyon Ridge Dr
Canyon Crest Rd
Lincoln Ave
N Sunset Ridge Rd
Crestford Dr
Florecita Dr
Florecita Wy
Florecita Ln
Florecita Ter
Dabney St
W Palm St
Thurin Ave
W Altadena Dr
Ridgeview Dr
N Arroyo Blvd
Villa Zanita St
W Pentagon St
Devirian Pl
Crestford Dr
Bargen Wy
El Nido Dr
W Terrace St
W Mariposa St
Calanda Ave
Wagner Ct
Sterling Pl
W Mendocino St
W Calaveras St
W Harriet St
Tola Ave
W Calaveras St
Olive Ave
Mountain View St
N Casitas Ave

Lincoln Ave

46
47
39
33
34

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

R-1-10000 to A-1

R-1-10000 to O-S

R-2 to O-S

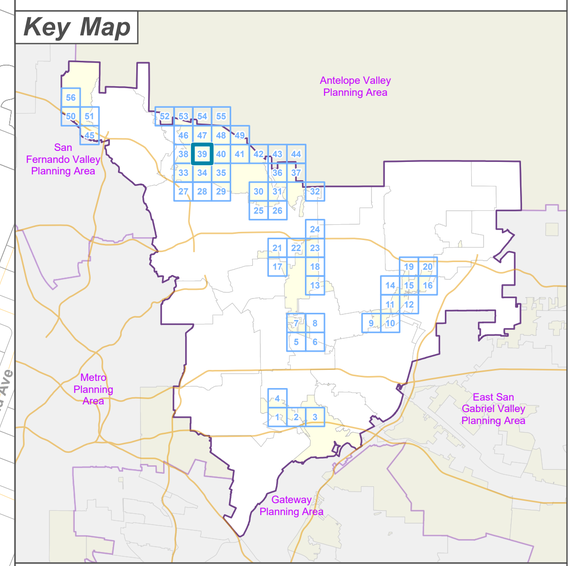
ZD: ALTADENA

Zone Change
- A-1 - Light Agriculture
- O-S - Open Space

Base Layers
- Zoned District
- Parcels
- Map Series Grid

Street Types
- Primary
- Secondary
- Minor

Key Map



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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

R-1-20000 to W

R-1-10000 to O-S

R-1-7500 to O-S

R-2 to R-1-7500

ZD: ALTADENA

Zone Change

- R-1 - Single-Family Residence
- O-S - Open Space
- W - Watershed

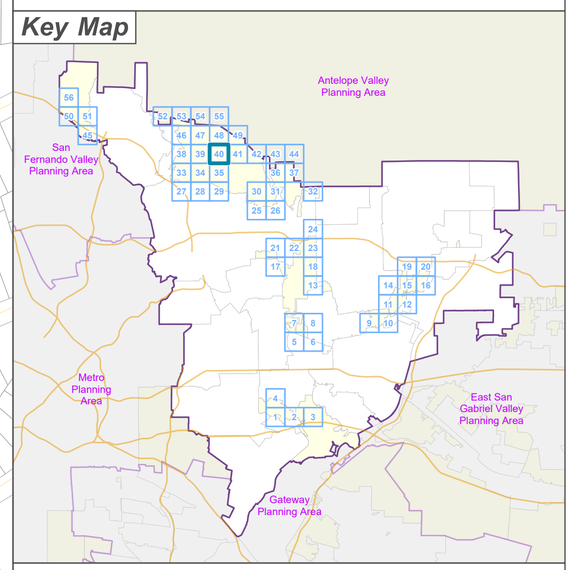
Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Primary
- Secondary
- Minor
- Alley

Key Map



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Los Angeles County

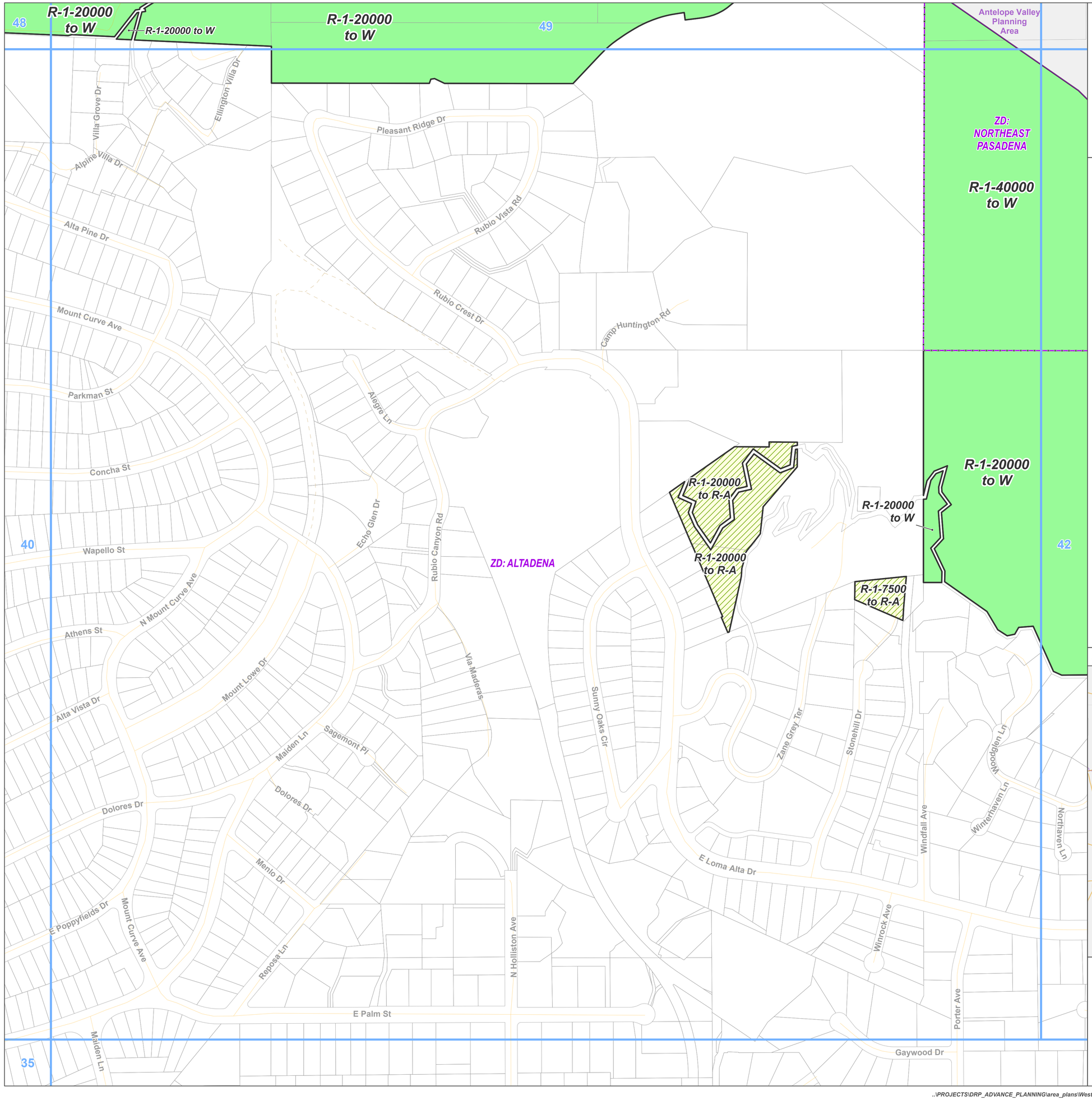
West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena, Northeast Pasadena

Zone Change
- R-A - Residential Agricultural
- W - Watershed

Base Layers
- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types
- Minor
- Trail



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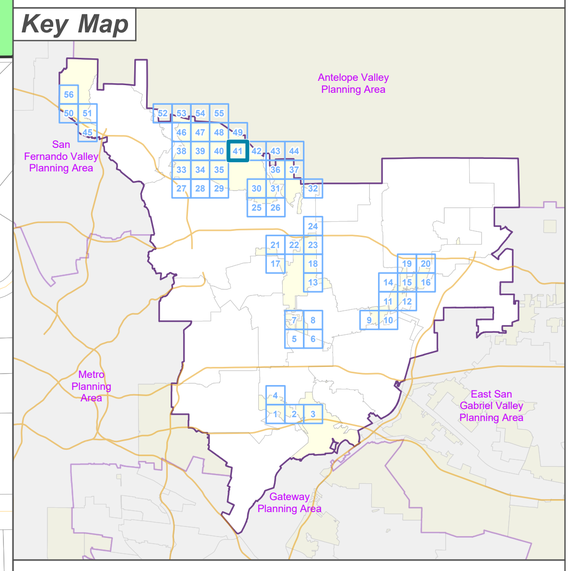

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena, Northeast Pasadena

Zone Change

- A-1 - Light Agriculture
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor

49

41

43

36

R-1-40000 to W

ZD: NORTHEAST PASADENA

Antelope Valley Planning Area

R-1-20000 to W

R-1-40000 to W

R-1-20000 to W

ZD: ALTADENA

R-1-20000 to W

R-1-20000 to A-1

R-1-20000 to W

Woodglen Ln

Northaven Ln

E Loma Alta Dr

Tanoble Dr

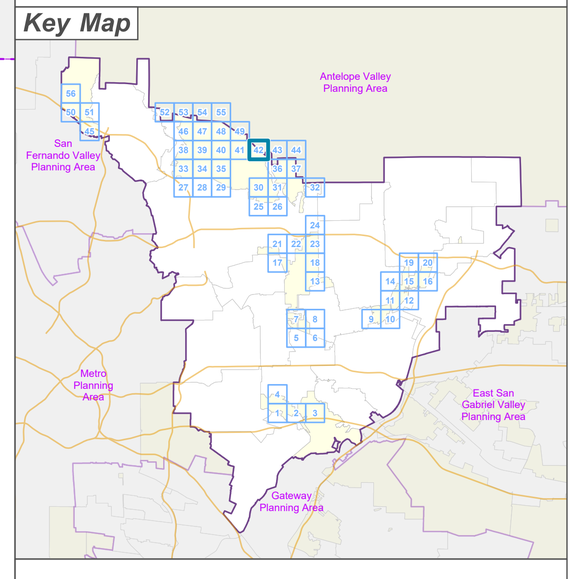
Skyview Dr

Glen Allen Ln

Alta Wood Dr

N Allen Ave

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast Pasadena

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor

Antelope Valley Planning Area

ZD: NORTHEAST PASADENA

42

44

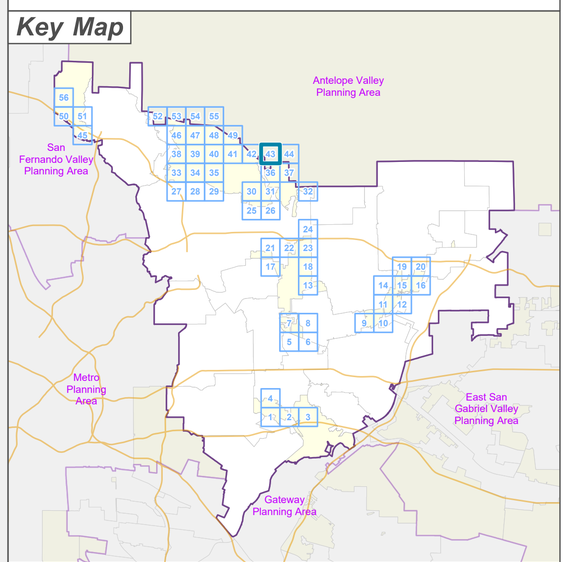
R-A-2 to O-S

36

37

Mount Wilson Rd

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Northeast Pasadena

Zone Change

- O-S - Open Space

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor

43

ZD: NORTHEAST PASADENA

Antelope Valley Planning Area

Mount Wilson Rd

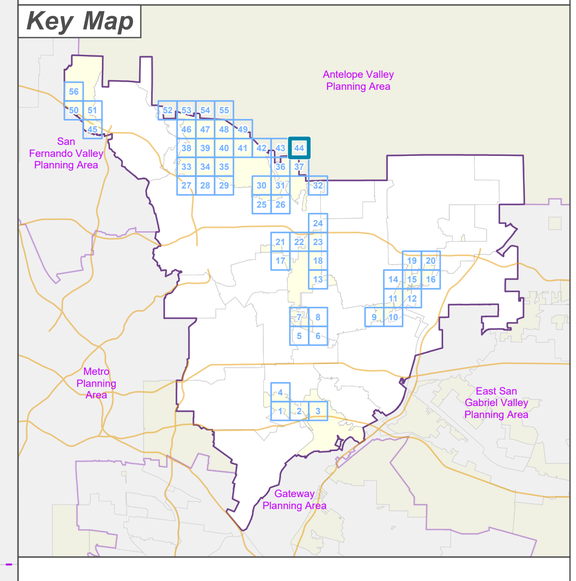
R-A-2 to O-S

Mount Wilson Rd

36

37

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Montrose

Zone Change

- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

R-1 to R-3

R-1 to R-3

R-1 to R-3

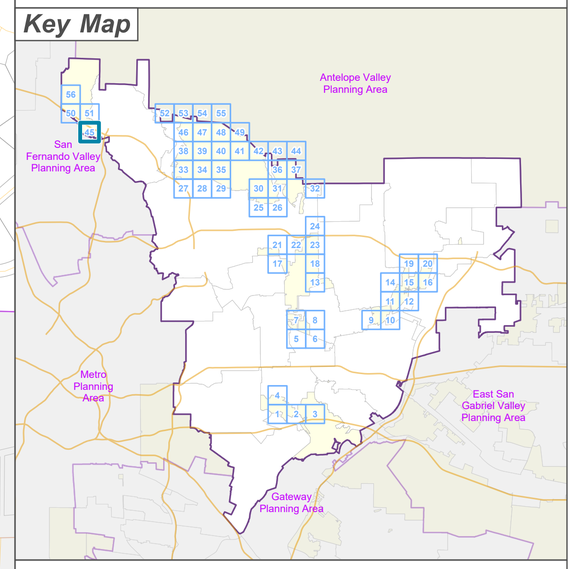
C-2-BE to MXD

R-3 to MXD

ZD: MONTROSE

San Fernando Valley Planning Area

Key Map



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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- R-3 - Limited Density Multiple Residence
- O-S - Open Space
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Minor
- Trail

52 53 54 47 38 39

R-1-10000 to W

C-2 to R-3

R-1-10000 to A-1

R-1-10000 to A-1

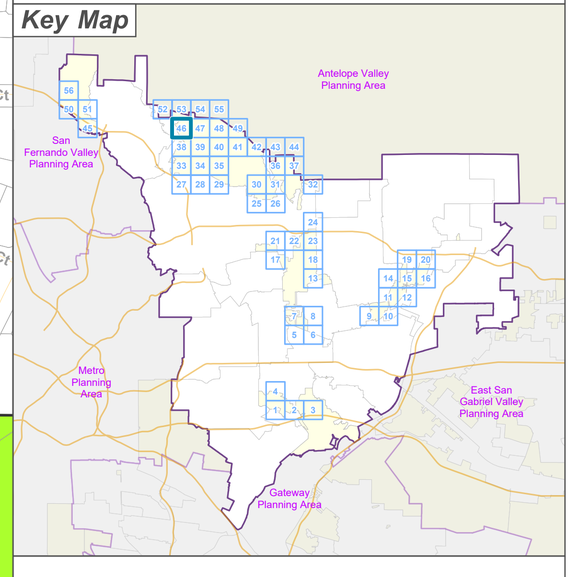
R-1-10000 to O-S

R-1-10000 to O-S

ZD: ALTADENA

El Prieto Rd
Fern Tktr
Sunmore Ln
Risinghill Rd
Cloverhill Rd
Gravelia St
Hollygrove Ln
Aralia Rd
Canyon Crest Rd
N Arroyo Blvd
Arroyo Seco Ave
Canyon Dell Dr
N Old Toll Rd
Chapman Ct
Church Canyon Pl
Lilac Canyon Ln
Via Arezzo Pl
Millard Canyon Rd
Luna Ct
Coate Ct
W Heritage Oak Ct
W Gabrielino Ct
N Hollingsworth Rd
W Brown Ct
La Vina Ln
Lincoln Ave
Giddings Ranch Rd
Owen Ct
Hartwell Ct
Chaparral Ct
Wildrose Canyon Ct
Canyon Ridge Dr
N Sunset Ridge Rd
Florecita Dr
Florecita Crescent
Crestford Dr

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

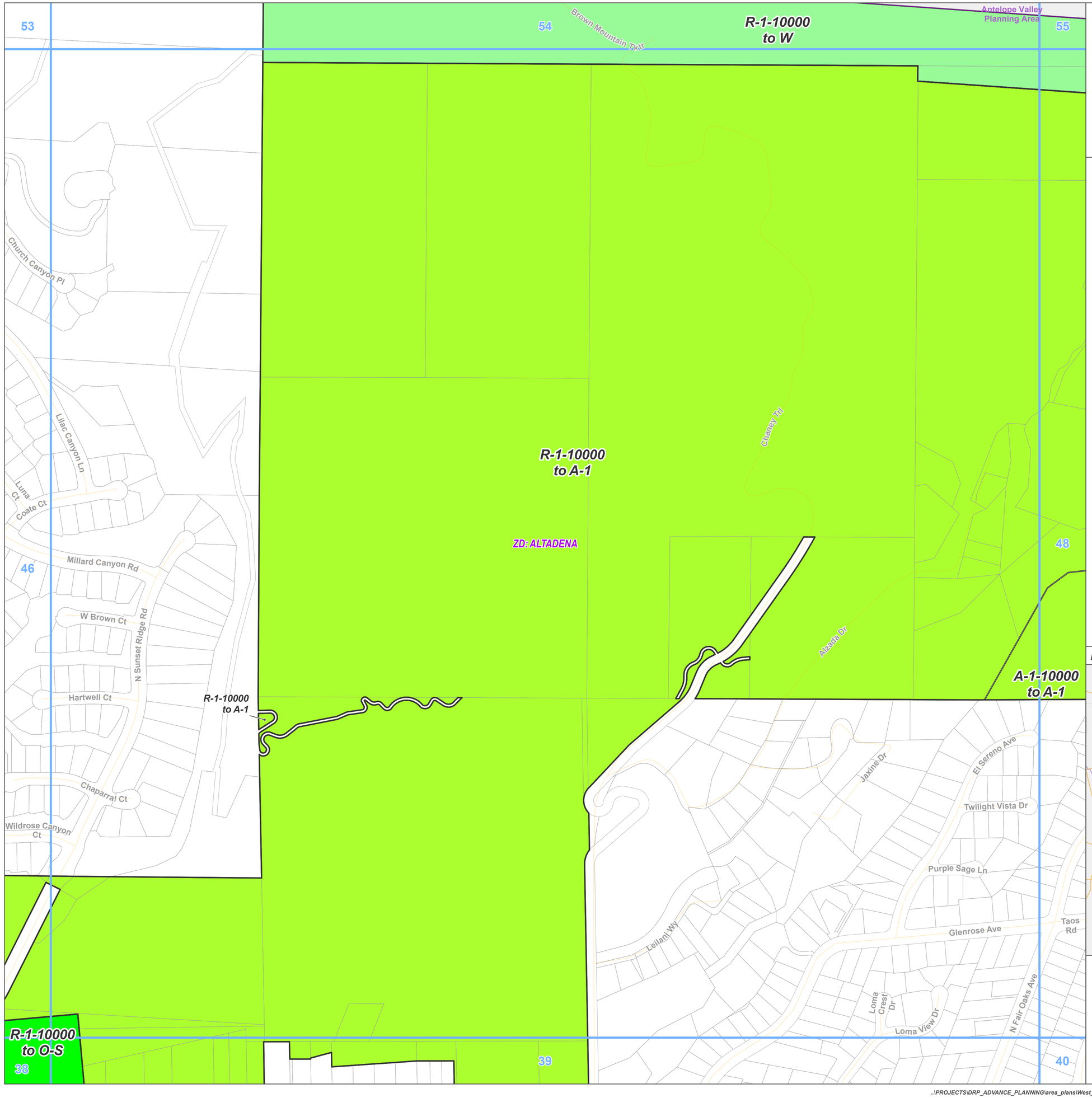
- A-1 - Light Agriculture
- O-S - Open Space
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor



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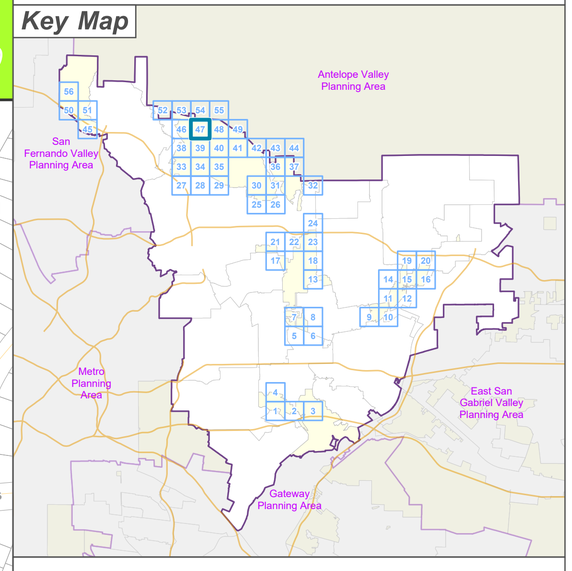

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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

54 55 47 49 39 40 41

R-1-10000 to W

R-1-10000 to A-1

A-1-10000 to A-1

R-1-10000 to A-1

ZD: ALTADENA

R-1-20000 to A-1

R-1-20000 to W

R-1-10000 to A-1

R-1-20000 to W

R-1-20000 to W

R-1-20000 to W

Antelope Valley Planning Area

El Sereno Ave
N Fair Oaks Ave
Taos Rd
Twilight Vista Dr
Skylane Dr
Vinehill Dr
Devonwood Rd
Deavonwood Rd
Canon Blvd
Monterosa Dr
Glenrose Ave
Taos Rd
Hollyslope Rd
Anna Maria St
Cocopan Dr
E Loma Alta Dr
McNally Ave
Alta Pine Dr
Sam Merrill Trl

Zone Change

- A-1 - Light Agriculture
- W - Watershed

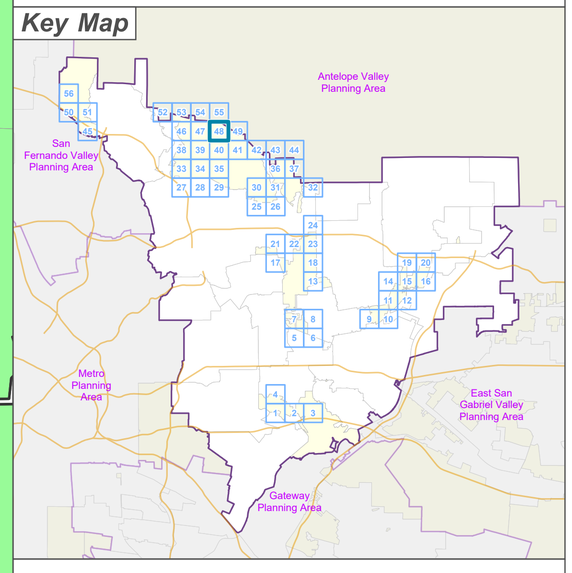
Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Secondary
- Minor
- Alley

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena, Northeast Pasadena

Zone Change

W - Watershed

Base Layers

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

Street Types

Minor

55

48

40

41

42

Antelope Valley Planning Area

ZD: ALTADENA

R-1-20000 to W

R-1-20000 to W

R-1-20000 to W

R-1-20000 to W

R-A-2 to W

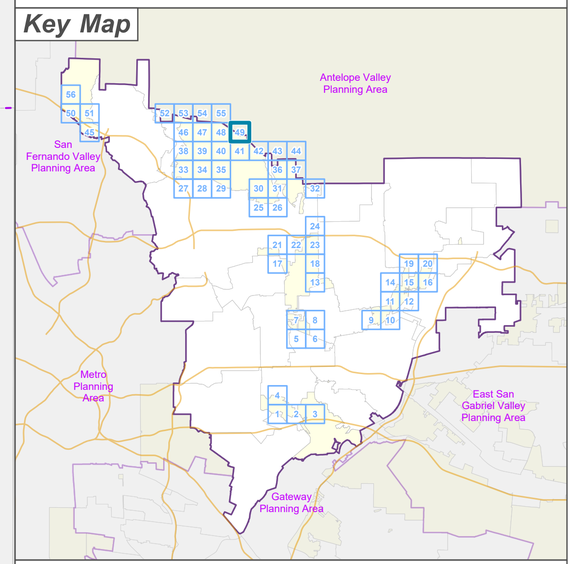
ZD: NORTHEAST PASADENA

R-1-40000 to W

Sam Merrill Trl

Villa Grove Dr

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): La Crescenta, Montrose

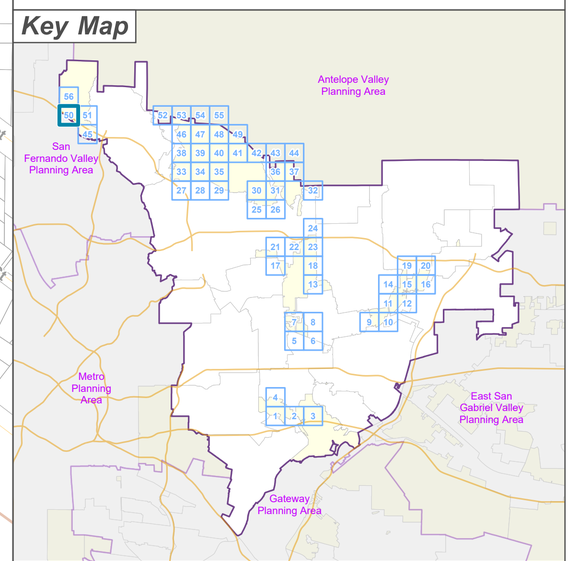
Zone Change
- R-1 - Single-Family Residence
- R-2 - Two-Family Residence
- MXD - Mixed Use Development

Base Layers
- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types
- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

C-3-BE to MXD
C-3-BE to MXD
C-3-BE to MXD
C-3-BE to MXD
R-1 to R-2
C-3-BE to MXD
C-3-BE to MXD
C-3-BE to MXD
C-3-BE to MXD
C-3-BE to MXD
C-3-BE to MXD
R-1 to R-2
C-3-BE to MXD
R-3-P to R-1-7500
C-2-BE to MXD
C-2-BE to MXD
R-1 to R-2
C-2-BE to MXD
C-2-BE to MXD
C-2-BE to MXD
C-2-BE to MXD
ZD: LA CRESCENTA
ZD: MONTROSE
San Fernando Valley Planning Area
56
51
45
210
Foothill Blvd
Mary St
Prospect Ave
Community Ave
Altura Ave
Evelyn St
Fairmount Ave
Franklin St
Sanborn Ave
Sharon Ave
Pontiac St
Raymond Ave
Cross St
Glenwood Ave
Dyer St
Ramsdell Ave
Cloud Ave
Encinal Ave
Montrose Ave
Northwoods Ln
Pennsylvania Ave
Liberty Ave
Mills Ave
Pinewood Ln
Manhattan Ave
Hermosa Ave
Piedmont Ave
Honolulu Ave
Whiting Woods Rd
El Lado Dr
Sycamore Ave
Mesa Lila Rd
Mayfield Ave
Fairway Ave
La Crescenta Ave
La Crescenta Ave

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): La Crescenta, Montrose

Zone Change

- R-3 - Limited Density Multiple Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid

Street Types

- Freeway
- Primary
- Secondary
- Minor
- Ramp
- Alley

C-2-BE to MXD

C-2-BE to MXD

C-2-BE to MXD

C-2-BE to MXD

C-2-BE to MXD

C-2-DP-BE to MXD

C-2-BE to MXD

C-2-BE to MXD

R-1 to MXD

R-1 to R-3

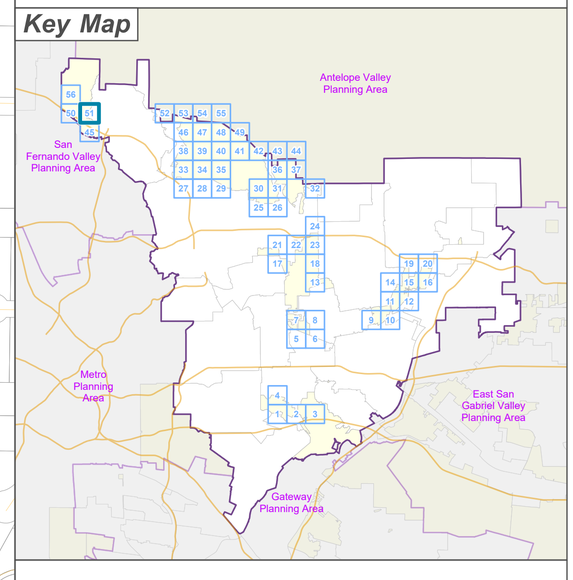
ZD: LA CRESCENTA

ZD: MONTROSE

Countryside Ln
Queensview Ln
Janvier Wy
Los Olivos Ln
El Sereno Ave
Richey Dr
Countryman Ln
Pontiac St
Marellen Pl
Sunset Ave
Mountain Ave
Sunnybank Dr
Castle Rd
Chimneysmoke Rd
Fairmount Ave
Via Venado St
Cross St
Matley Rd
Tulip Tree Ln
Foothill Blvd
Cypress St
Leir Dr
Conle Wy
Daisy Ln
Rosebank Dr
Mary St
Saranne St
Orchard Ln
Oakado Pl
Community Ave
Rockland Pl
Lyans Dr
Prospect Ave
Carol Park Pl
Caldero Ln
Castle Rd
Patagonia Dr
Evelyn St
Park Ave
Castle Ln
Tondolea Ln
Young Dr
Ocean View Blvd
Leata Ln
Lone Pine Ln
Barton Ln
La Canada Plaza Rd
La Canada Crest Dr
Altura Ave
Rockridge Ter
Rancho Canada Rd
Mayfield Ave
Fairway Ave

50
45
210

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

W - Watershed

Base Layers

Zoned District

Parcels

Map Series Grid

Surrounding Planning Area

Street Types

Secondary

Minor

Antelope Valley Planning Area

Arroyo Seco Ave

Forest Green Dr

Burning Tree Dr

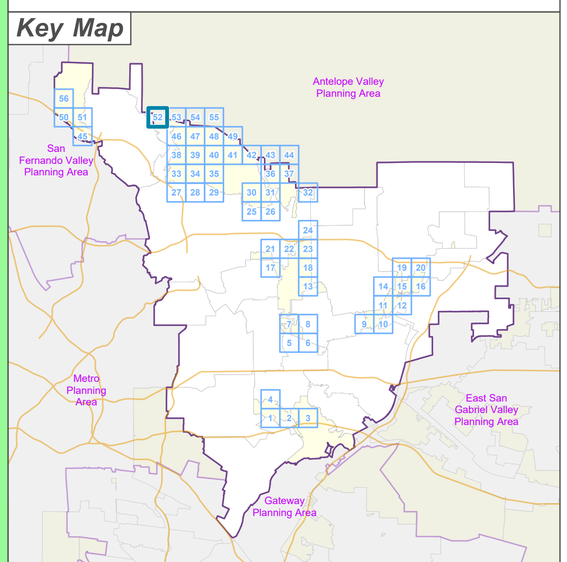
ZD: ALTADENA

R-1-10000 to W

53

46

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor
- Trail

Antelope Valley Planning Area

ZD: ALTADENA

R-1-10000 to W

Fern Tktr

Brown Mountain Tktr

El Prieto Rd

Risinghill Rd

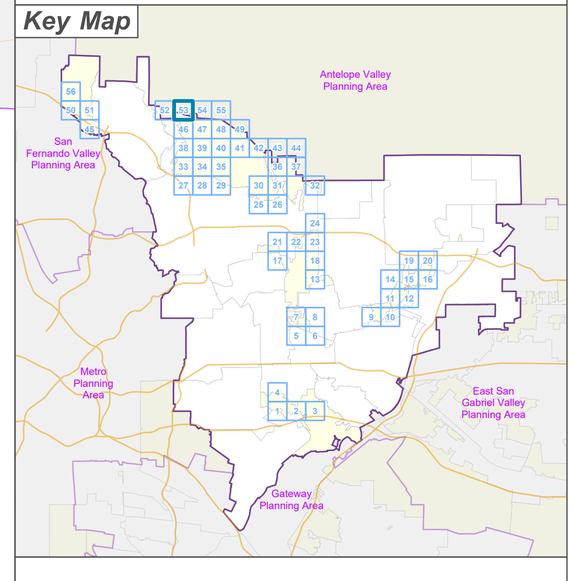
52

54

46

47

Key Map



LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Feet
0 200 400

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Los Angeles County

West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Minor

Antelope Valley Planning Area

ZD: ALTADENA

53

55

46

47

48

Fern Tktr

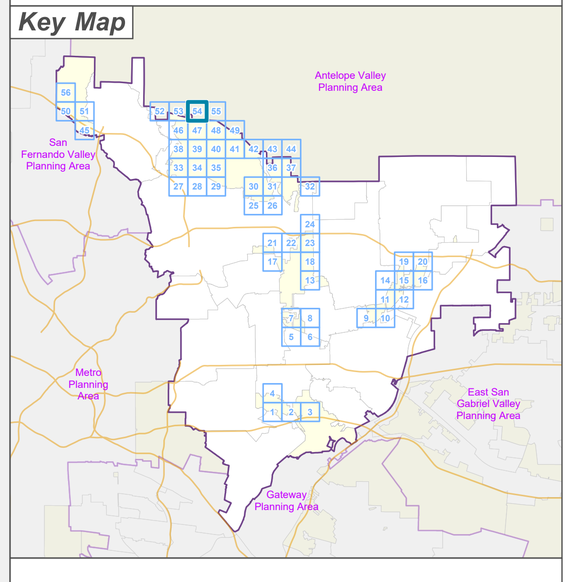
Brown Mountain Tktr

Chaney Trl

R-1-10000 to W

R-1-10000 to A-1

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): Altadena

Zone Change

- A-1 - Light Agriculture
- W - Watershed

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

54

Antelope Valley Planning Area

ZD: ALTADENA

47

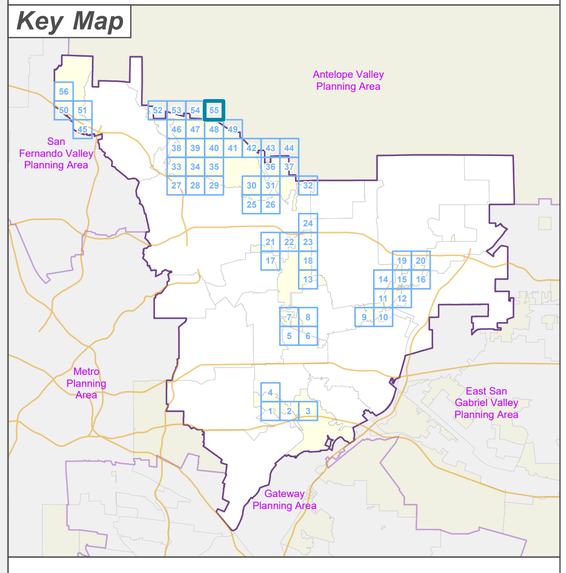
R-1-10000 to A-1

R-1-10000 to W

48

49

Key Map



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West San Gabriel Valley Planning Area Zone Changes

Zoned District(s): La Crescenta, Montrose

Zone Change

- R-2 - Two-Family Residence
- MXD - Mixed Use Development

Base Layers

- Zoned District
- Parcels
- Map Series Grid
- Surrounding Planning Area

Street Types

- Primary
- Secondary
- Minor
- Alley

San Fernando Valley Planning Area

ZD: MONTROSE

ZD: LA CRESCENTA

C-1 to MXD

C-1 to MXD

C-1 to MXD

C-3-BE to MXD

M-1-DP-U/C-BE to MXD

C-2-BE to MXD

C-3-BE to MXD

C-3-BE to MXD

C-3-BE to MXD

C-3-BE to MXD

C-3-BE to MXD

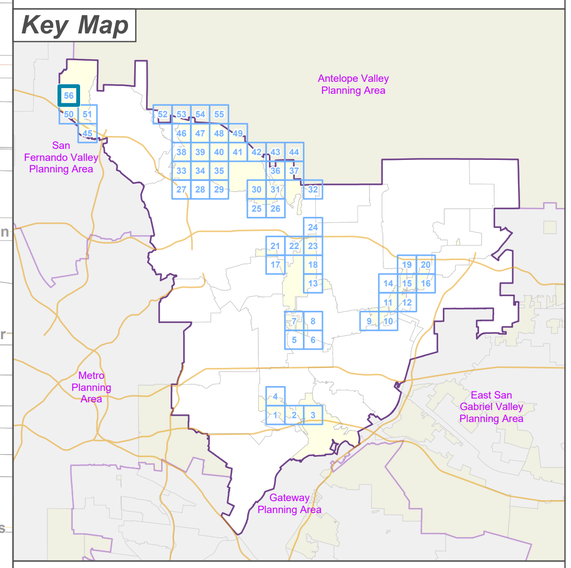
R-1 to R-2

50

51

Brookhill St
Frances Ave
Pineridge Dr
Pineglen Rd
Harmony Pl
Adams St
Glenwood Ave
Cloud Ave
Paraiso Wy
Santa Carlotta St
Henrietta Ave
Upper Ter
Janet Lee Dr
Stevens St
Brookhill Ave
El Caminito St
Teasley St
El Adobe Ln
Parkhaven Cir
Pontiac St
Fairesta St
Los Olivos Ln
Alabama St
Dyer St
Cecilville Ave
Vicwood Ave
Whittier Dr
Fairmount Ave
Thelma St
Hume Ave
Orin Ave
Ramsdell Ave
Foothill Blvd
Hill State Ct
Ashwin Dr
Franklin St
Caminito Ln
Laughlin Ave
Mary Ann St
Abella St
Community Ave
Kemper Ave
Raymond Ave
Prospect Ave
Sanborn Ave
Glenwood Ave
Evelyn St
Mary St
Altura Ave
Los Amigos St

Key Map



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